

Arlington Conservation Commission

Date: Thursday, December 14, 2023

Time: 7:00 PM

Location: Conducted by Remote Participation.

Please register in advance for this meeting. Reference materials, instructions, and access information for this specific meeting will be available 48 hours prior to the meeting on the Commission's agenda and minutes page. This meeting will be conducted in a remote format consistent with Chapter 2 of the Acts of 2023, which further extends certain COVID-19 measures regarding remote participation in public meetings until March 31, 2025. Please note: Not all items listed may in fact be discussed and other items not listed may be brought up for discussion to the extent permitted by law. This agenda includes those matters which can be reasonably anticipated to be discussed at the meeting.

Agenda

- 1. Administrative
 - a. Meeting Minutes.
 - Correspondence Received.
 All correspondence is available to the public. For a full list, contact the Conservation Agent at concomm@town.arlington.ma.us.

2. Discussion

- a. Enforcement Order Update and Ratification: 66-66R Dudley Street.
- b. Arlington Reservoir Request for Permit Amendment.
- c. Menotomy Rocks Park Playground and Picnic Area Working Session.
- d. Zoning and Ownership of Town-owned Properties.
- e. 2024 Meeting Dates.
- f. CPA/MVP Updates.
- g. Water Bodies Working Group.
 - i. Spy Pond Invasive Control.
- h. Artificial Turf Study Committee Update.
- i. Park & Recreation Commission Liaison.
- 3. Hearings

Notice of Intent: Thorndike Place (Continuation from 11/16/23).

Notice of Intent: Thorndike Place (Continuation from 11/16/23).

The Conservation Commission will hold a public hearing under the Wetlands Protection Act to consider a Notice of Intent for the construction of Thorndike Place, a multifamily development on Dorothy Road in Arlington.

The Applicant has requested a continuation to January 18, 2024.



Town of Arlington, Massachusetts

Correspondence Received.

Summary:

Correspondence Received.

All correspondence is available to the public. For a full list, contact the Conservation Agent at concomm@town.arlington.ma.us.

ATTACHMENTS:

	Туре	File Name	Description
D	Reference Material	Correspondence_Received _Beth_Melofchik.pdf	Correspondence Received - Beth Melofchik.pdf
D	Reference Material	Correspondence_Received _Coalition_to_Save_Mugar_Wetlands.pdf	Correspondence Received - Coalition to Save Mugar Wetlands.pdf
D	Reference Material	Correspondence_Received _Dan_West.pdf	Correspondence Received - Dan West.pdf
D	Reference Material	Correspondence_Received _Dávid_Guszejnov.pdf	Correspondence Received - Dávid Guszejnov.pdf
D	Reference Material	Correspondence_Received _Katja_Kwaku.pdf	Correspondence Received - Katja Kwaku.pdf
D	Reference Material	Correspondence_ReceivedLWVA.pdf	Correspondence Received - LW VA.pdf
D	Reference Material	Correspondence_ReceivedMtGilboa_Neighborhood_Residents.pdf	Correspondence Received - Mt. Gilboa Neighborhood Residents.pdf
D	Reference Material	Correspondence_Received _Rebecca_Peterson.pdf	Correspondence Received - Rebecca Peterson.pdf
D	Reference Material	Correspondence_Received _Sarah_Voytek.pdf	Correspondence Received - Sarah Voytek.pdf
D	Reference Material	Correspondence_ReceivedStephanie_Kiefer.pdf	Correspondence Received - Stephanie Kiefer.pdf
D	Reference Material	Correspondence_Received _Wynelle_Evans.pdf	Correspondence Received - Wynelle Evans.pdf
D	Reference Material	Correspondence_ReceivedMACC.pdf	Correspondence Received - MACC.pdf
ם	Reference Material	Correspondence_Received _RepSean_Garballey.pdf	Correspondence Received - Rep. Sean Garballey.pdf

Re: Blowing leaves into Mill Brook at Cookes Hollow

David Morgan dmorgan@town.arlington.ma.us

Fri 12/8/2023 10:07 AM

To:Beth Melofchik <tankmadel@yahoo.com>;ConComm <ConComm@town.arlington.ma.us>;Susan Chapnick <s.chapnick@comcast.net>

Cc:Wayne Chouinard < wchouinard@town.arlington.ma.us >; Ellen Cohen < elscorn@aol.com >

Hi Beth,

Do you know who the landscaper was? It could help track down who authorized the work.

Cheers, David

David Morgan | Environmental Planner + Conservation Agent | Department of Planning and Community Development | 781.316.3012 | Please note I will be on leave from mid-January to early March, 2024.

Arlington values equity, diversity, and inclusion. We are committed to building a community where everyone is heard, respected, and protected.

From: Beth Melofchik <tankmadel@yahoo.com>

Sent: Tuesday, December 5, 2023 2:13 PM

To: ConComm < ConComm@town.arlington.ma.us>; Susan Chapnick < s.chapnick@comcast.net> **Cc:** Wayne Chouinard < wchouinard@town.arlington.ma.us>; Ellen Cohen < elscorn@aol.com>

Subject: Blowing leaves into Mill Brook at Cookes Hollow

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders. David,

The park looks as though it was vacuumed. I saw contractors blowing leaves into the brook about an hour ago.

At that time the leaves were still visible in the water, piles of the them.

Whether at the behest of the Police Dept or Cusack Terr I do not know. I hope it is not a town protocol.

Occurrences such as this are demoralizing.

Is leaf dumping in waterways a town practice or is it ill informed contractors? Who is the contracting agent for the town? Who is the assigning officer for town parks?

I attended a meeting on Storm Water with Wayne Chouinard in 2019. As I understood it, leaves cause poor water quality in addition to other problems.

What are the protocols for Conservation properties? Certainly leaf blowers at any time of year should be prohibited as they lay waste to the insect world and desolate the habitat. Can a protocol be established to prohibit all leaf blowers on Conservation Land in town, please?

Kind regards, Beth Melofchik

Thorndike Place - Flooding, Traffic and Habitat Photos

Coalition to Save the Mugar Wetlands <savethemugarwetlands@gmail.com>

Thu 12/7/2023 7:37 PM

To:ConComm <ConComm@town.arlington.ma.us> Cc:Julie DiBiase <jada86@aol.com>

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

To Members of the Conservation Commission:

Below please find the Coalition's photo library of flooding, traffic and habitat pertaining to the site of the proposed Thorndike Place project.

Save the Mugar Wetlands Photos and Videos Collection - Google Drive drive.google.com



Please feel free to contact us if you have any questions or need additional information.

Thank you,

Jeanette Cummings 32 Dorothy Rd.

Julie DiBiase 29 Littlejohn St.

On Behalf of the Coalition to Save the Mugar Wetlands

Mt. Gilboa Thoughts

Dan West <dletsonwest@gmail.com>

Tue 12/5/2023 4:07 PM

To:David Morgan <dmorgan@town.arlington.ma.us>

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi David,

My name is Dan West. I have lived in the Mt. Gilboa Neighborhood with my wife since August of 2009. I am an avid hiker, rock climber, trail runner and cross country skier. There is nowhere that I would rather be than outdoors all of the time. I also believe in everybody having the opportunity to enjoy outdoor space no matter how big or small the area may be. In regards to Mt. Gilboa, I generally walk thru it anywhere from 1-3 times per day on weekdays. I also use the Great Meadows and Arlington Reservoir trails probably 150 times per year plus/minus. Anyhow, last night's meeting wasn't the type of environment where I felt like it would be productive to share my thoughts about Mt. Gilboa (which is why I left early). Anyhow, here are some thoughts:

- 1) There are four main trails in the conservation area. The trail that goes from Alpine Street to Orient Ave. The trail that goes from Orient Ave to Madison Ave. The trail that goes from Crescent Hill Ave to Alpine Street (I would consider this the main trail). Last, there is the long uphill trail which branches off the middle of the main trail and dumps you out onto Madison Ave or Park Place depending on which smaller branch you choose at the top. There is evidence of trail work that has happened in the past. Some of that trail work is starting to fail and there are other areas with erosion that are in need of some trail work. So I would say, do some trailwork that prevents more erosion and also fits in with the natural beauty of the landscape. The AMC maintains its trails. I would just follow the same rules and code of ethics that they follow for trail work.
- 2) The idea of benches came up at the meeting. I think adding one or maybe two benches along the main trail would be reasonable. There is more open space and flatter ground on that trail than any of the others. That trail is also far separated from abutters, so no one would feel like someone was sitting in their backyard. There are two pretty good areas if these were to be added. The only thing I would say, is make them more tasteful than pouring a huge slab of concrete like they did at the reservoir. To be true to the conservation land, I would think that they should just fit in almost so they aren't even noticeable.
- 3) The idea of signage was talked about. I think new signage (or small kiosks) would be reasonable at or near trailhead entrances, but far enough away from abutters so folks never feel like someone is staring into their backyard. These signs should include information on how to treat and respect conservation land. There should not be any trash cans provided. Folks using nature need to be taught to pack in and pack out. Also, if new signage is to be added, the old worn out signage should be removed.
- 4) The general feeling amongst all of the neighbors is that we don't want something done that will create crowds of folks in our peaceful, wildlife filled neighborhood that sometimes feels like you could be in the middle of Vermont. I actually don't think Mt. Gilboa would draw crowds, personally. It is a small piece of land compared to other nearby outdoor areas like the Great Meadows, Arlington 132

Reservoir and Whipple Hill. Folks that want to spend a day outside would be better off heading to those areas with more space. I think that naturally happens now anyway. But let's say it does attract crowds, folks on the private roads like myself aren't going to be happy if random cars start appearing in front of our houses (as most of us use those spaces), especially given that 78 households up here just paid \$3K per household to rebuild all of the roads. The roads up here are also narrow and some folks don't even have driveways. In the winter, the roads become more narrow and sometimes are only a single car lane. So I would say if you want to attract people to the conservation land, don't promote parking on the private roadways. There is plenty of parking at McClennan Park and the Arlington Reservoir. If folks can't handle the walk from one of those lots, then they likely won't be able to handle the trails in Mt. Gilboa.

5) The house and what to do with it? Why not just make it a museum like the Old Schwamb Mill? Restore the house to safety without changing the footprint of the house. Make a museum using those old photos from the presentation last night and any other items that the town may have that are relevant to the history of Mt. Gilboa or the town itself. There is enough asphalt at the top of the driveway already up there where maybe 4-5 cars could park. It can have limited hours like the Old Schwamb Mill (e.g., Tuesdays and Saturdays from 10am to 4pm) which could make neighbors feel like there wouldn't always be folks up here.

Overall, I am also in favor of doing nothing, but if something is going to be done, I just wanted to share my thoughts. I am also happy to walk the trails at any time if you want further input from someone that uses the trails more or less daily. Thank you for hopefully reading my lengthy email! --Dan West 781-799-0060

Re: Removing recently planted trees

David Morgan dmorgan@town.arlington.ma.us

Mon 11/27/2023 8:28 AM

To:Dávid Guszejnov <guszejnov.david@gmail.com>

Cc:Chuck Tirone <ctirone@ci.reading.ma.us>;Susan Chapnick <s.chapnick@comcast.net>

Thanks, David, glad to hear things worked out. Congrats on the new little one!

Cheers, David

David Morgan | Environmental Planner + Conservation Agent | Department of Planning and Community Development | 781.316.3012 | Please note I will be on leave from mid-January to early March, 2024.

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From: Dávid Guszejnov <guszejnov.david@gmail.com>

Sent: Sunday, November 26, 2023 12:31 PM

To: David Morgan <dmorgan@town.arlington.ma.us>

Cc: Chuck Tirone <ctirone@ci.reading.ma.us>; Susan Chapnick <s.chapnick@comcast.net>

Subject: Re: Removing recently planted trees

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Dear David,

Thanks for following up on this. Sorry for not responding earlier, our daughter was recently born and things have been very busy since.

After our last emails we relocated the trees following the Commission Guidelines since we did not hear back from the builder. We relocated the sweetgum tree on the left and kept the one on the right. The Quercus palustris oak on the right was not going to survive if relocated, so we replaced it with another large tree, red maple (Acer rubrum) native to MA.

Happy holidays, David Guszejnov

On Thu, Nov 9, 2023 at 8:43 AM David Morgan < dmorgan@town.arlington.ma.us wrote:

Hi David,

Can you please update the Commission about the status of moving the trees? Did the builder respond to your request?

Cheers, David

David Morgan | Environmental Planner + Conservation Agent | Department of Planning and Community Development | 781.316.3012

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From: Dávid Guszejnov < guszejnov.david@gmail.com >

Sent: Thursday, August 24, 2023 12:38 PM

To: David Morgan < dmorgan@town.arlington.ma.us>

Cc: Chuck Tirone < ctirone@ci.reading.ma.us; Susan Chapnick < s.chapnick@comcast.net>

Subject: Re: Removing recently planted trees

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Dear David,

It seems relocating the trees might be hard. Since the trees are fairly young (<1 year) would it be acceptable to cut these and plant new trees on the property instead? Is there a restriction on what kind of trees are acceptable?

Thanks,

David Guszejnov

On Mon, Aug 21, 2023 at 10:23 AM David Morgan < dmorgan@town.arlington.ma.us wrote:

Hi David,

I do think you should work with the builder to arrange moving the trees, if for no other reason than they are still permitted to the work. Please inform them of what is required. Feel free to copy me.

Cheers,

David

David Morgan | Environmental Planner + Conservation Agent | Department of Planning and Community Development | 781.316.3012

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From: Dávid Guszejnov <<u>guszejnov.david@gmail.com</u>>

Sent: Thursday, August 17, 2023 2:37 PM

To: David Morgan < dmorgan@town.arlington.ma.us>

Cc: Chuck Tirone < ctirone@ci.reading.ma.us; Susan Chapnick < s.chapnick@comcast.net>

Subject: Re: Removing recently planted trees

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Thanks for getting back to me David!

If we relocate the trees within the property, would we need to file anything to the Commission or the Town (e.g., photos)?

Also, it seems the builder planted the new trees in a way that the trees and the house they built can't safely coexist in the long term, essentially passing on the problem to the future buyer. Doesn't the Commission/Town have any rules against that?

Best, David Guszejnov

On Thu, Aug 17, 2023 at 12:17 PM David Morgan < dmorgan@town.arlington.ma.us wrote:

Hi David,

I touched base with the Commission chairs and revisited the permitting decision and subsequent discussion. All three trees need to remain on site, but can be relocated to more suitable locations. The tree that has died will need to be replaced. As a rule, the Commission requires that trees planted as mitigation (details below) remain in perpetuity.

One tree is required as mitigation for the installation of additional impervious surface in the Riverfront Area, which is the front yard of your property. Two others were required because a large tree was removed during construction. The applicant—the contractor who built your house—was responsible for the installation of the trees.

Cheers, David

David Morgan | Environmental Planner + Conservation Agent | Department of Planning and Community Development | 781.316.3012

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From: Dávid Guszejnov <guszejnov.david@gmail.com>

Sent: Wednesday, August 16, 2023 5:55 PM

To: David Morgan < dmorgan@town.arlington.ma.us>

Cc: Chuck Tirone < ctirone@ci.reading.ma.us; Susan Chapnick < s.chapnick@comcast.net>

Subject: Re: Removing recently planted trees

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear David,

Has there been any development regarding the cutting of these trees? Does the Commission need any more information from me?

Best, David

On Thu, Aug 10, 2023 at 1:49 PM David Morgan < dmorgan@town.arlington.ma.us wrote:

Thanks for these details, David. I'll connect with the Commission chairs and discuss how to proceed.

Cheers,

David

David Morgan | Environmental Planner + Conservation Agent | Department of Planning and Community Development | 781.316.3012

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From: Dávid Guszejnov < guszejnov.david@gmail.com >

Sent: Thursday, August 10, 2023 1:24 PM

To: David Morgan < dmorgan@town.arlington.ma.us>

Cc: Chuck Tirone < ctirone@ci.reading.ma.us; Susan Chapnick < s.chapnick@comcast.net>

Subject: Re: Removing recently planted trees

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders. Hi David,

Thanks for getting back to me so quickly.

There are two slender silhouette sweetgum trees 7 and 9 ft from the foundation, one on each side of the house. As I understand it these have aggressive root systems and the trees can grow 50 ft tall. There is also a quercus palustris oak on the right side, about 8 ft from the house, which can grow to be more than 50 ft tall 20-30 ft wide, so it will eventually threaten the house itself.

Best, David

On Thu, Aug 10, 2023 at 1:03 PM David Morgan < dmorgan@town.arlington.ma.us wrote:

Thanks for inquiring. Yes, the plantings were required as part of the permitting process. They were installed as mitigation for the impervious surface added by the redevelopment.

Can you please tell me how far the trees are from the foundation of the building?

Cheers, David

David Morgan | Environmental Planner + Conservation Agent | Department of Planning and Community Development | 781.316.3012

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From: Dávid Guszejnov < suszejnov.david@gmail.com

Sent: Thursday, August 10, 2023 12:18 PM

To: ConComm < ConComm@town.arlington.ma.us >

Subject: Removing recently planted trees

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Arlington Conservation Commission,

I have purchased a house at 16 Forest St and there are two recently planted trees on the sides whose roots will eventually threaten its foundation. The Arlington Tree Warden said that those trees might have been planted due to a Conservation Commission request. While some of the property is within 200 ft of Mill Brook, I think neither of these trees are. Can you confirm if these trees fall under the Commission purview? If yes, how can I apply for a permit to remove them?

Yours sincerely,
David Guszejnov

Re: Amphibian Restoration Project in Arlington

Katja Kwaku <katja.kwaku@uconn.edu>

Fri 12/8/2023 10:54 AM

To:David Morgan <dmorgan@town.arlington.ma.us>

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi David,

Thanks for meeting with me about this project a few weeks ago! I've since done some ground-truthing of the potential spots we talked about. There's still the vernal pool at Menotomy Rocks Park I had known about: approximately (42.41107, -71.16824), although the water level was quite low, which was unexpected for this time of year. I didn't find any others at Menotomy Rocks Park. There's a small vernal pool next to the Arlington Reservoir: approximately (42.426942, -71.187111), again, the water level was quite low. The *Phragmites* marsh by McClennan Park has some areas along the edge that aren't dominated by the reed that seem promising. And then my advisor thinks the wetland in Meadowbrook Park would also be suitable despite future construction plans. I looked around Turkey Hill, Mount Gilboa, and Hill's Hill: those areas were completely dry. The wooded area of Poet's Corner was mostly dry, but the soil was a bit damp in some spots and it seemed like there might have been wetlands there in the past. The area between Lawrence Lane and Ridge St is a large *Phragmites* marsh that doesn't seem suitable for wood frogs since the reed comes up to the edge. My advisor has noticed the water levels in Connecticut vernal pools have also been somewhat unusually low for this time of year and thinks they might fill up more by January, so I'll double check the areas in January, but I'm currently thinking the ponds at Menotomy Rocks Park, by the Arlington Reservoir, McClennan Park, and Meadowbrook Park would work for my project.

Best, Katja

On Mon, Nov 13, 2023 at 9:49 AM Katja Kwaku < katja.kwaku@uconn.edu > wrote:

Hi David,

Thanks! I'll see you at 10!

Best,

Katja

On Mon, Nov 13, 2023 at 9:12 AM David Morgan < dmorgan@town.arlington.ma.us wrote:

Message sent from a system outside of UConn.

Hi Katja,

Apologies for the delay getting you a link. I'll be online here if you're still available.

https://town-arlington-ma-us.zoom.us/j/85740977626

Cheers, David

David Morgan | Environmental Planner + Conservation Agent | Department of Planning and Community Development | 781.316.3012

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From: Katja Kwaku < katja.kwaku@uconn.edu Sent: Friday, November 3, 2023 10:20 AM

To: David Morgan < dmorgan@town.arlington.ma.us > **Subject:** Re: Amphibian Restoration Project in Arlington

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Hi David,

Perfect, a Zoom link would be great. I am mostly focused on reintroducing the critters since I know Arlington has some potential vernal pools, but I'm open to discussing the options and I'm looking forward to our meeting!

Best, Katja

On Fri, Nov 3, 2023 at 9:08 AM David Morgan < dmorgan@town.arlington.ma.us> wrote:

Message sent from a system outside of UConn.

Hi Katja,

Let's do 10 AM. Should I send a Zoom invite or do you prefer meeting another way?

You may already be aware that Arlington has no certified vernal pools, but our Commission chair thought I should alert you to that fact. We've had several suspected vernal pools, but none verified. I'll be curious to learn whether your intent is to enhance habitat conditions for amphibian use or if you're more narrowly focused on reintroducing the critters. (A narrow focus is not a bad thing, of course!)

Cheers, David

David Morgan | Environmental Planner + Conservation Agent | Department of Planning and Community Development | 781.316.3012

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From: Katja Kwaku < katja.kwaku@uconn.edu Sent: Friday, November 3, 2023 9:02 AM

To: David Morgan < dmorgan@town.arlington.ma.us Subject: Re: Amphibian Restoration Project in Arlington

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi David,

Meeting on Nov 13th sounds good! I'm free in the morning before noon as well as after 4pm. Would one of those times work for you?

Thanks! Katja

On Wed, Nov 1, 2023 at 3:34 PM David Morgan < dmorgan@town.arlington.ma.us> wrote:

Message sent from a system outside of UConn.

Hi Katja,

I'm thrilled to hear about your project and expect the Conservation Commission will be as well. What would you say to meeting the week of the 13th? Next week is already fairly booked, unfortunately, but if we meet that Monday, there would be time for me to update the commissioners in advance of our meeting that Thursday.

Cheers, David

David Morgan | Environmental Planner + Conservation Agent | Department of Planning and Community Development | 781.316.3012

Arlington values equity, diversity, and inclusion. We are committed to building a community where everyone is heard, respected, and protected.

From: Katja Kwaku < ksent: Tuesday, October 24, 2023 12:11 PM">ksent: Tuesday, October 24, 2023 12:11 PM

To: ConComm < <u>ConComm@town.arlington.ma.us</u>> **Subject:** Amphibian Restoration Project in Arlington

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello,

My name is Katja and I am an Ecology and Evolutionary Biology PhD candidate at the University of Connecticut. As part of my project, I am hoping to restore wood frog and spring peeper populations to some vernal pools in Arlington this spring and summer. I have approval from the Massachusetts Division of Fisheries and Wildlife and the Town of Weston's conservation commission has agreed to have some of their vernal pools act as source populations. I was wondering what other permissions I would need to obtain to implement this project, and I'm happy to set up a meeting to discuss my plans more specifically and to hear your recommendations.

Thank you, Katja Kwaku

--

Katja M. Kwaku PhD Candidate, Urban Lab Ecology and Evolutionary Biology University of Connecticut She/Her/Hers Re: LWVA: Mugar Development

David Morgan <dmorgan@town.arlington.ma.us>

Mon 11/27/2023 8:38 AM

To:Carolyn Parsons <CarolynMParsons@msn.com>;ConComm <ConComm@town.arlington.ma.us> Cc:Angela Olszewski <amolszewski@gmail.com>;savethemugarwetlands@gmail.com <savethemugarwetlands@gmail.com>

Thank you both for your correspondence. I will include it in our materials for the next meeting.

Cheers, David

David Morgan | Environmental Planner + Conservation Agent | Department of Planning and Community Development | 781.316.3012 | Please note I will be on leave from mid-January to early March, 2024.

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From: Carolyn Parsons < Carolyn MParsons@msn.com>

Sent: Saturday, November 25, 2023 12:12 PM

To: ConComm < ConComm@town.arlington.ma.us>

Cc: Angela Olszewski <amolszewski@gmail.com>; savethemugarwetlands@gmail.com

<savethemugarwetlands@gmail.com>
Subject: LWVA: Mugar Development

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THE LEAGUE OF WOMEN VOTERS OF ARLINGTON

PO Box 461, Arlington, MA 02476

www.lwva.com

November 22, 2023

To Whom It May Concern,

Several years ago, Elizabeth Thompson represented the League of Women Voters of Arlington at a public meeting at the Hardy School and spoke in opposition to the proposed development of the Mugar property. To our knowledge, circumstances have not changed to manage storm events and flooding. The League has positions at both the national and state levels in support of land conservation.

Sincerely,

Re: ConCom headquarters, a tapestry of green solutions and art messaging within Mystic River Watershed

Asia Kepka <asiakepka@gmail.com>

Mon 12/4/2023 4:12 PM

To:Beth Melofchik <tankmadel@yahoo.com>

Cc:Lori Leahy <loribleahy@gmail.com>;Susan Chapnick <s.chapnick@comcast.net>;ConComm

<ConComm@town.arlington.ma.us>;Alan Jones <jones@carr-jones.com>;Elisabeth Carr-Jones <elisabeth@carr-jones.com>;

Cecily Miller <cecily.apa@gmail.com>;Arlington Tree Committee <arltreecmte@gmail.com>;Save the Alewife Brook <arlington@savethealewifebrook.org>;Kristin Anderson <Kristin@forcedexposure.com>;Patrick Herron <patrick.herron@mysticriver.org>;AHDC Chair <ahdcchair@town.arlington.ma.us>

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Lori

Do you know what is the situation on Park Place? There seem to be bunch of parking spaces carved from Mt Gilboa property .

Sent from my iPhone

On Dec 4, 2023, at 2:40 PM, Beth Melofchik <tankmadel@yahoo.com> wrote:

Interesting, I would have to look at other Conservation land in town to assess whether access is restricted by virtue of location within a neighborhood.

The Mt. Gilboa house is within the Mt. Gilboa Historic District, as such I believe tearing it down is not a likely option.

This 10+ acre and building is a town resource and property not a neighborhood resource. Yet there appears to be a guiding neighborhood solution.

As to the Reservoir being an option for a center of habitat preservation and a nexus of thinking outside the box with arts messaging, Park and Rec in practice has not had habitat preservation as an objective; they develop properties for sports, nor has it proven itself nimble in reception to new ideas, see Climate Futures Now. I believe approval was hard won.

My suggestions seek to coalesce and bring together preservation groups already serving the community and seeing success in their efforts; and I seek to recognize and call upon the Arts community in solutions to climate breakdown. Climate breakdown is real; I suggest trailblazing solutions bringing together habitat preservation and arts messaging is warranted. Save Alewife Brook does this beautifully with the art work of David Stoff; Cecily Miller proves this again and again with her efforts with the Arts community regionally and in Arlington.

If you already have a neighborhood answer to the future of Mt. Gilboa why the public meeting tonight?

Park and Rec and how they administer their properties, to what they award value and voice is distinctly different some might say opposite to objectives of Conservation Commission as evidenced by anyone who attended public meetings regarding plastic sports fields in the preceding year.

I hope minds are still open, I hope decisions have not yet been made, and I sincerely hope research has been done by the RFP awardee as to the WWII work at the site intercepting German UBoat communications, it's on the bulletin board.

Less consideration would be an oversight as we approach 250 years anniversary of the events of April 19, 1775. What was that rebellion about, what effort to defeat Fascism in Europe? Climate breakdown presents us with a challenge I posit as big as fascism in the 1930s.

We agree on the importance and role of habitat preservation. I think the rewards should not be limited to one neighborhood. I offer that we need to acknowledge the historic events which give import to this site. I offer that Art is integral to what we do as a community to meet the challenges of Climate Breakdown. I acknowledge that Art and Nature are intrinsically linked in the human experience and history has lessons for us.

We have the opportunity to consider creating a model which other municipalities could replicate which links habitat preservation, Arts messaging, community involvement, and history. Arlington's green resources stretch from Arlington Great Meadow to Alewife Brook. I ask for ideas to traverse this distance via Mt. Gilboa. More's the pity that Alewife are no longer able to swim the distance.

I ask for consideration of the ideas and for dialogue among interested parties.

I think Mt. Gilboa would be a pretty cool place to talk about such topics. I add to the chain the Chair of the Historic Districts Commission, Steve Makowka.

Respectfully, Beth Melofchik, Town Meeting Member Green ArlingtonMA Historic Districts Commission

On Monday, December 4, 2023 at 01:41:33 PM EST, Lori Leahy loribleahy@gmail.com> wrote:

Hello Everyone,

We had a strong showing of residents at the meetings on Saturday, and it was clear they would like to preserve the wilderness as much as possible with little to no "upgrading", 21 of 132 landscaping or building. Many advocated for the removal of the house and for the

Conservation Land to be left as just that: true undeveloped land that is home to many species, including foxes, coyotes, turkeys, and eagles.

Many expressed concern about traffic and parking. The main entrance to Mt. Gilboa is on Crescent Hill Ave, which is both a dead end and a densely populated road. There are approximately 37 housing units on the small stretch of Crescent Hill Ave from Westmoreland to Mt. Gilboa. Over 70 resident-owned cars travel in and out daily, in addition to service trucks and current visitors to Mt. Gilboa woods. It is a heavily used road. Turning the house into a public facility/venue would bring hundreds more cars each year onto this tiny dead end.

Most importantly, it was clear that many believe that creating any type of public venue in this small area of wilderness is counter to the goals of conservation. Not only would it have an incredible impact on the abutters and neighbors, but the wildlife would most likely be displaced or reduced.

The entire conservation area is only 10.2 acres, and the house takes up a quarter of that. Removing the house would allow for the creation of a small, ADA accessible lookout point, which would invite gentle use of the land, lessen the traffic burden for the neighborhood, and minimize the financial costs for the town while protecting the wildlife.

Parking would still have to be carefully considered. We cannot have the public driving into Mt. Gilboa woods if we are serious about protecting wildlife and conserving the land. Removing the substantial driveway and parking pad would be ideal. Replacing it with an ADA accessible walking path that creates a small loop (to make the grade less) and ends at the area where the house now stands would have minimal impact on the environment. Maybe a bench or two?

Additionally, cost is a big concern. The cost to bring the home into habitable condition and then to bring it into ADA compliance would be significant. It would also require ongoing maintenance, which means DPW workers shoveling snow and maintaining the grounds. Facilities would be the "landlord" that would be called to fix everything from a broken toilet to a stuck door. Town funds and labor could be better spent on so many other projects.

I love the idea of a community center, but may I suggest the snack stand building at the Rez as a more practical location? That would be an ideal spot for a nature center. It has the maintenance of the grounds already budgeted, it has parking, including ADA compliant spots. It is surrounded by nature that has already been "landscaped" but could still be engaging educationally. We would have plenty of time to raise funds for such a center while not worrying about the further deterioration of the Mt. Gilboa house in the meantime.

We all know there has been an influx of wildlife into our town in the last 5-10 years. They are running from or towards something, and we can offer only a few spots of refuge. Mt. Gilboa Conservation Land is such a place. Removing the house or, at most, maintaining it as a^{22} of a^{132}

single-family rental (but, again, this is in direct conflict with the ideas of conservation principles and would be a significant financial burden to the Town) seems like the best plan both fiscally and in terms of real conservation and protections of wildlife habitats. I ask all the stakeholders to seriously consider our responsibility to preserve and protect this last bit of Arlington's wilderness.

Thank you, Lori Leahy TMM, Precinct 21

On Mon, Dec 4, 2023 at 10:52 AM Beth Melofchik <<u>tankmadel@yahoo.com</u>> wrote: Susan Chapnick, Chair Conservation Commission, Arlington

Hi Susan,

Has anyone suggested renovating the house at Mt. Gilboa as a center and headquarters for ConCom?

As Climate Breakdown accelerates, the work of ConCom along with Tree Com becomes more important and essential.

I was thinking there might be foundation money, if we did a search, to help create a center at the nexus of Climate Breakdown solutions, habitat preservation and tree canopy fortification.

As you know Mt. Gilboa was utilized during WWII to intercept German submarine communications. It would be interesting if we could initiate a center of art and education for the community on solutions and modifications to behavior to meet the challenges of a warming planet with changing climate patterns.

I walked the site on Friday with a friend. Remarkable to witness the resilience of Eastern Red Cedar trees to germinate atop rocky outcroppings.

I counted 4 or 5 iron stanchions, appeared to have 4 legs, do these date from the WWII communications intercept facility? Before anyone attempts to remove them I think it important to determine what they are.

In short, I think it worth considering the intersection of habitat preservation, art practice, and messaging to the community during climate breakdown. Mt. Gilboa is a unique town resource. Perhaps we can figure out how to restore the house so it serves as a beacon of habitat and tree canopy resilience via art messaging.

A tree seedling nursery in the garage; dynamic art solutions meeting room in the house which serves as ConCom and Tree Com meeting room.

We need solutions on all fronts. We need to work together. And a little outside of the box thinking might create something wonderful atop Mt. Gilboa.

Mt. Gilboa also occupies a location along the West -East axis of green resources from Arlington Great Meadows, Reservoir, Mt. Gilboa, along Mill Brook, Hills Hill, Wellington Park, Cookes Hollow, Meadowbrook Park, Mystic Lakes. Robbins Hill may be higher, but Mt. Gilboa has the potential to be a beacon for municipal resilience, habitat and tree resources meeting climate change. These heavily treed properties will keep us cooler in the coming hotter, longer summers. And this ribbon of green along water sources connects us to Mystic River and Alewife Brook.

Green resources, green lungs within the Mystic River Watershed and Mill Brook flood plain accompanies restoration of Alewife Brook. Let's weave a tapestry of renaissance and resilience.

Thank you for your consideration, Beth Melofchik

CC: Alan Jones, Arlington Historical Society, Town Meeting Member Asia Kepka, Town Meeting Member Cecily Miller, Arlington Commission for Arts and Culture Elisabeth Carr-Jones, Open Space Committee, Town Meeting Member Tree Committee
Lori Leahy, Town Meeting Member, Mt. Gilboa
Kristin Anderson, Save Alewife Brook, Town Meeting Member Patrick Herron, Mystic River Watershed Association
David Morgan, ConCom, Environmental Planner

Re: Mt Gilboa

Rebecca Peterson < rebeccaopeterson@gmail.com>

Mon 12/4/2023 2:02 PM

To:David Morgan <dmorgan@town.arlington.ma.us>

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Thanks David!

On Mon, Dec 4, 2023 at 1:33 PM David Morgan < dmorgan@town.arlington.ma.us > wrote:

Hi Rebecca,

Thank you for offering your perspective. I will include your email with the materials for our next Conservation Commission meeting and I have forwarded it on to the consultant team on the Mt. Gilboa feasibility study.

Cheers, David

David Morgan | Environmental Planner + Conservation Agent | Department of Planning and Community Development | 781.316.3012 | Please note I will be on leave from mid-January to early March, 2024.

Arlington values equity, diversity, and inclusion. We are committed to building a community where everyone is heard, respected, and protected.

From: Rebecca Peterson < rebeccaopeterson@gmail.com >

Sent: Sunday, December 3, 2023 10:40 PM

To: Claire Ricker < cricker@town.arlington.ma.us; ConComm < conComm@town.arlington.ma.us;

Subject: Mt Gilboa

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good evening -

I am writing to ask that you do not "improve" or "enhance" the woods of Mt. Gilboa and that you leave them alone. Natural woodlands like these are rare in Arlington and should not be changed or altered (it's reasonable to maintain the historic house).

Please do not change these woods in any way. Unfortunately, the town seems to have a negative view of woodlands "unimproved" by walking paths, signage, and other human additions, but Mt. Gilboa does not need Arlington's stamp on it. The area is a haven for wildlife and a place to get away from modern noise. Mt. Gilboa, along with the Crusher Lot, is one of the few wild spots remaining in town.

Thank you for your consideration.

Rebecca Peterson Florence Ave.

Re: geocache permission

David Morgan dmorgan@town.arlington.ma.us

Fri 12/8/2023 10:12 AM

To:Sarah Voytek <sarah.voytek@gmail.com>

Cc:ConComm <ConComm@town.arlington.ma.us>;RecOffice <recoffice@town.arlington.ma.us>;Joe Connelly <jconnelly@town.arlington.ma.us>;Matt Curran <mjcurran@town.arlington.ma.us>

Hi Sarah,

Thanks for those details. I am happy to grant permission for your geocache installation at Window on the Mystic.

Cheers, David

David Morgan | Environmental Planner + Conservation Agent | Department of Planning and Community Development | 781.316.3012 | Please note I will be on leave from mid-January to early March, 2024.

Arlington values equity, diversity, and inclusion. We are committed to building a community where everyone is heard, respected, and protected.

From: Sarah Voytek <sarah.voytek@gmail.com>

Sent: Friday, December 8, 2023 10:10 AM

To: David Morgan <dmorgan@town.arlington.ma.us>

Cc: ConComm < ConComm@town.arlington.ma.us>; RecOffice < recoffice@town.arlington.ma.us>; Joe Connelly

<jconnelly@town.arlington.ma.us>; Matt Curran <mjcurran@town.arlington.ma.us>

Subject: Re: geocache permission

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Thank you so much, David.

I need to submit evidence permission with my cache application to be approved. My cache will be unobtrusive and will not disturb the soil. I am required to maintain it as part of the submission and approval process.

Please confirm that you are providing permission with your email.

Most appreciated, Sarah

On Fri, Dec 8, 2023 at 8:54 AM David Morgan < dmorgan@town.arlington.ma.us > wrote:

Hi Sarah,

I know there was some conversation about this topic amongst Conservation Commission members a number of years ago, but I wasn't partner to it. It seems like your cache will be unobtrusive and won't disturb soil, so provided you maintain it and remove it when the project is done, it should be fine to install it at Window on the Mystic.

Cheers, David David Morgan | Environmental Planner + Conservation Agent | Department of Planning and Community Development | 781.316.3012 | Please note I will be on leave from mid-January to early March, 2024.

Arlington values equity, diversity, and inclusion. We are committed to building a community where everyone is heard, respected, and protected.

From: Sarah Voytek < sarah.voytek@gmail.com >

Sent: Saturday, December 2, 2023 6:44 PM

To: ConComm < <u>ConComm@town.arlington.ma.us</u>>; RecOffice < <u>recoffice@town.arlington.ma.us</u>>; Joe Connelly < <u>jconnelly@town.arlington.ma.us</u>>; Matt Curran < <u>mjcurran@town.arlington.ma.us</u>>

Subject: geocache permission

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders. Hello,

I am an Arlington resident looking for permission to hide a small geocache in the Window on the Mystic Lake Conservation Land which is close to my house.

Geocaches are small containers hidden from view in public areas that people can go and look for as a recreational activity. More information is available about this activity on the <u>geocache.com</u> website and on <u>wikipedia</u>. There are other geocaches already hidden in the town of Arlington.

I would like to hide a small waterproof box with a log book inside underneath a tree that has fallen down within the park area, north of the bottom of the trail/bench area.

Please let me know who would be the right contact to reach out to about this, and if you have additional questions. I am happy to provide pictures of the box and location if that is helpful.

Many thanks, Sarah



December 11, 2023

Via Email

Susan Chapnick, Chair Arlington Conservation Commission Robbins Memorial Town Hall 730 Massachusetts Avenue Arlington, MA 02476

RE: Thorndike Place, Arlington, MA

Dear Ms. Chapnick,

On behalf of the Applicant, Arlington Land Realty, LLC ("ALR"), the Applicant requests to continue the December 14, 2023 hearing and respectfully requests that the matter be placed on the Commission hearing agenda for January 18, 2024.

While the Applicant presently is not in receipt of any correspondence from the selected peer reviewers, we anticipate that such peer review will have advanced sufficiently prior to the 18th.

Thank you in advance and we look forward to appearing before the Commission in the New Year.

Sincerely,

|s| Stephanie A. Kiefer

Stephanie A. Kiefer

cc: David Morgan, Agent

follow-up thoughts on Mt Gilboa after 12/4 pubic forum

Wynelle Evans <evco7@rcn.com>

Tue 12/5/2023 3:56 PM

To:David Morgan <dmorgan@town.arlington.ma.us>;ConComm <ConComm@town.arlington.ma.us>

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Hall-

First, thank you all for your graceful handling of a sometimes rambunctious meeting last night, and please pass along my thanks to Martha and Daphne. I especially appreciated the openess to ad hoc comment from residents, outside the breakout portion of the evening.

Just a couple of thougths:

- 1. To me, and to others who spoke up, the house and the land are very separate issues. I suspect that combining them is leading to confusion and anger, and that addressing them separately in future meetings may help with that.
- 2. I know that meeting spaces can be in short supply, but I hope that the next public events can be in rooms that have round tables, if at all possible. The rectangular tables meant that each breakout group was more spread out than might have been optimal. It was *very* difficult to hear because of this configuration, too.
- 3. I talked to another attendee as we walked to our cars, who had what I think is an excellent idea: could a tour of the interior of the house be arranged for those interested? It might make it immediately apparent what's suitable and possible there, in a way that discussions cannot. Walkthroughs with small groups of @10 people, who have registered beforehand for 15 minute blocks, could be accomplished in several hours of a weekend afternoon. Given that it was inhabited about 3 years ago, it must surely still be safe to enter.

Thank you for considering, and for all your work!

Best, Wynelle

Wynelle Evans TMM, Pct. 14 781.859.9291 cell evco7@rcn.com



Massachusetts Association of Conservation Commissions

protecting wetlands, open space and biological diversity through education and advocacy

November 29, 2023

Arlington Conservation Commission 730 Mass. Avenue Arlington, MA 02476

Re: Advance Notice: MACC Dues Amount for Fiscal Year 2025 (July 1, 2024-June 30, 2025)

Dear Conservation Commissioners:

As we head into the winter season, we are writing to you about MACC dues for next year (Fiscal Year 2025). You are receiving this notice now so you may factor your FY25 dues into your commission's budget. Please expect to receive this invoice in June 2024, payable by August 30, 2024.

Your dues amount for FY25 will be \$738. Each year, MACC reviews our dues' structure and expenses. This year, commission dues will be increased by 2% to offset rising operating costs and inflation. Commission dues fund only about one-third of MACC's operating budget. Most of our budget is funded through attendance at conferences, training courses, sponsorships, grants, and donations.

What do your dues include? Your membership dues cover all voting members of the conservation commission, including any newly appointed commission members throughout the year. Conservation commissioners receive many benefits of MACC membership, including:

- Reduced member pricing for MACC training, educational workshops, and conferences.
- Reduced member pricing for the on-line environmental handbook, Protecting Wetlands and Open Space: MACC's Environmental Handbook for Massachusetts Conservation Commissioners.
 The Handbook subscription is only \$20 per commissioner per year, saving \$50 off the non-member price.
- Free subscription to the *MACC Conservation Quarterly*, MACC's electronic member magazine, along with electronic newsletters informing members about training classes, public hearings, agency proceedings, partner workshops, summaries of important legal cases and other current events.
- Access to MACC's *Conservation Connections*, an online forum where commissioners ask questions, share knowledge, get answers, and are part of the conservation conversation.
- Use of MACC's *Helpline* to answer conservation-related questions.
- Updated web-based services, such as MACC's *Electronic Resource Library*, model bylaws, and online calendar and registration service.
- Free job postings for municipal job openings.
- Professional advocacy by MACC for strong, science-based environmental laws, regulations, and policies at the local, state, and federal level.
- The right to vote to elect MACC's Board of Directors.

 Save the date for our next Annual Business Meeting on Saturday, March 2, 2024.

What is not included in your commission dues? MACC membership for associate commissioners, agents, and staff are not included in your MACC dues. These individuals will require an additional \$60 per person. Once your associate members and staff are MACC members, they will be eligible for all member benefits listed above.

We are proud to be the professional association of conservation commissions in Massachusetts and support your challenging work protecting the natural environment.

If you have any questions about MACC dues, suggestions for programs or activities that we might provide, please feel free to contact us at (617) 489-3930 or at staff@maccweb.org.

Thank you for all you do for your community and the environment in which we live.

Sincerely,

Dorothy A. McGlincy Executive Director

dorothy.mcglincy@maccweb.org



Sean Garballey Representative

Proudly Serving The People of Arlington and West Medford In The 23rd Middlesex District

The Commonwealth of Massachusetts

HOUSE OF REPRESENTATIVES STATE HOUSE, BOSTON 02133-1020

CHAIR
HOUSE COMMITTEE ON
GLOBAL WARMING AND CLIMATE CHANGE

STATE HOUSE, ROOM 540 OFFICE: (617) 722-2090 FAX: (617) 722-2848 Sean, Garballey @ MAhouse.gov

Arlington Conservation Commission 730 Mass Ave. Annex Arlington, MA 02476

Dear Members of the Conservation Commission,

As Chair of the Massachusetts House Committee on Global Warming and Climate Change, I write to express my continued opposition over the proposed development of the Mugar property.

The proposed Thorndike Place development would have drastic impacts on the Town of Arlington, and on our rapidly diminishing natural landscape. This 17-acre parcel is made up of crucial wetlands that protect the surrounding neighborhood of East Arlington from flooding.

Apart from weather-related impacts, construction and future traffic will result in the displacement of local flora and fauna, increase congestion from automobiles, and inevitably, their emissions will further erode the sanctity of one of the last untouched pieces of land left in the area. This area is very densely populated, and disturbances have the potential to affect a significant number of daily commuters who rely on public transportation.

I appreciate that you have brought in outside experts to research any potential disturbances that this potential project may cause, and I implore you to do everything in your power to further protect this habitat.

Thank you for your consideration.

Sincerely

Sean Garballey

State Representative
23rd Middlesex District



Town of Arlington, Massachusetts

Enforcement Order Update and Ratification: 66-66R Dudley Street.

Summary:

Enforcement Order Update and Ratification: 66-66R Dudley Street.

ATTACHMENTS:

	Type	File Name	Description	
D	Reference Material	66-66R_Dudley_Street_Restoration_Proposal.pdf	66-66R Dudley Street Restoration Proposal.pdf	
D	Reference Material	66-66R Dudley Street Site Visit 66R_Dudley_Street_Site_Visit_Report_12.01.23.pdf Report 12.01.23.pdf		
ם	Reference Material	66_Dudley_Street_Site_Visit_Photos_Part1.pdf	66 Dudley Street Site Visit Photos_Part1.pdf	
D	Reference Material	66_Dudley_Street_Site_Visit_Photos_Part2.pdf	66 Dudley Street Site Visit Photos_Part2.pdf	
ם	Reference Material	66_Dudley_Street_Site_Visit_Photos_Part3.pdf	66 Dudley Street Site Visit Photos_Part3.pdf	

S & R Landscaping, Inc.

Landscape Contractors
Underground Sprinkler Systems
66 Dudley St.
Arlington, MA 02476
Masonry
Tel/Fax: (781) 272-6887

To: Arlington Conservation

Below is the following work that was discussed to be completed in the spring of 2024.

- Clean up area along the brook;
- Remove leaves, gravel, sand, stonedust and re-locate to the right side of the property (near the fence);
- Remove approx 2' of pavers to accommodate new cobblestone edge, from the wall to the Green Giant;
- From existing cobblestones (top right of the property), Add and connect cobblestone edge along the brook tapering down to meet at the fence post (left side of the property);
- Add 6-8 native bushes and compost soil between the embankment of the brook and new cobblestone edge; They will be planted between existing bushes; No existing bushes will be removed.
- Top dressed with pine bark mulch;

All above work will not disturb the existing embankment to the brook.

TOWN OF ARLINGTON

MASSACHUSETTS

CONSERVATION COMMISSION

SITE VISIT SUMMARY

This document serves as a legal notice of the Arlington Conservation Commission's findings on a recent site visit. Questions concerning this notice should be directed to the Arlington Conservation Commission, telephone 781-316-3012

A.	Location of Site Visit	t: Ot-66P Siley ST
В.	Attendees Present:	Sel Lorenzo, commissiones + aget
C.	Date of Site Visit:	Sel Lorenzo, commissiones + aget 12/1/23
D.	Reason for Site Visit	
E.	Findings:	: Enforcement See attackel
F.	Required Actions:	☐ Cease immediately all work on the property ☐ Call the office to discuss the matter by ☐ Attend the 12/14/23 meeting of the Conservation Commission to discuss the matter. Call the office for details. ☐ No action required
G.	Follow-up Site Visit	;;
	visit to ensure contin	n the Arlington Conservation Commission will conduct a <u>follow-up site</u> ued compliance on or after the date listed above unless you call the 12 to schedule a specific date and time for the site visit. Please feel free iscuss the matter.
Н.	Issuing Agent of the	e Contimission
	Signature:	vid Morgan, Environmental Planner + Conservation Agent
	Printed name: Day	vid Morgan, Environmental Planner + Conservation Agent

66R Dudley Street site visit notes

Nathaniel Stevens <nstevens@McGregorLaw.com>

Fri 12/1/2023 10:06 AM

To:David Morgan <dmorgan@town.arlington.ma.us>;Susan Chapnick <s.chapnick@comcast.net>;Chuck Tirone <ctirone@ci.reading.ma.us>

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Here are some quick notes from our site visit this morning from 8:00 a.m. – 9:10 a.m. Feel free to elaborate or correct

Present: David Morgan, Mike G, Chuck, and Nathaniel from the ACC, plus the property owner/owner of landscaping business.

- Property slopes generally down from Dudley Street to Mill Brook;
- The artificial turf in the southwest corner is like carpet, just laid over gravel; owner said he put it there to serve as a yard for his residential tenants;
- Owner says he uses yard area and other buildings on the property for storage of trucks and other equipment related to his landscaping business;
- Observed the various "patio" areas, or brick-paver and stone-paver areas where trailers and other equipment stored; owner said that these patios were the subject of the 2014 enforcement;
- Discussion of 2014 enforcement action (a notice/letter of violation) unclear how it was resolved;
- Lots of equipment (plows, chairs, a BBQ grill) stored close to Mill Brook;
- Discussion of fact that condo association's property extends to this side of Mill Brook, so some of landscaper's "patios" and equipment likely on their property – that's a property rights issue not in the purview of the Commission per se, though condo association may be involved in any remediation;
- NS told DM and CT that he thought we should deal with this thru enforcement, not have him file a NOI;
- CT and NS discussed a possible restoration plan w/ owner that would accommodate access to building and area behind the residential structure (area where porta-potty stored) while trying to create a vegetated buffer along the brook that would be maintained (like is across the brook between parking lot and brook): field-stone "curb" of less than 1' height and ~6"-8" width from wood fencing to the broken tree, on top of existing stone. From that point, along existing edge of patio to tall evergreen where the strip increases in width and cuts across the bricks (where two trailers parked in photos) to where cobble stoned bed begins to western property line (again, some or all of this area may be on condo association's property). Within this area, owner would plant native shrubs. Also would extend cobblestone boundary eastward to create a demarcation.
- Owner said, as a landscaper, he can and would provide a sketch of this; we asked for it before the 12/14
 meeting; CT emphasized that this is just a proposed plan to present for full ACC approval but that CT and
 NS were not approving it today;
- Owner said he'd be in Italy on 12/14 so either son would attend or he would Zoom from Italy;
- Owner said ACC's stop work order prevented him from cleaning up leaves or cleaning drain in street; NS
 clarified that that was not the case we could send a letter to him clarifying; we could also give permission
 to move the two small piles (one gravel/small stone, the other black sand/finer gravel) plus the bag of
 gravel

Nathaniel















































Town of Arlington, Massachusetts

Arlington Reservoir Request for Permit Amendment.

Summary:

Arlington Reservoir Request for Permit Amendment.

ATTACHMENTS:

File Name Description Type

Arl_Res_OoC_Amendment_Request_Doc_2023- Arl Res OOC Amendment Request 1113.pdf Reference

Material



8 November 2023

David Morgan, Agent Conservation Commission Town of Arlington 730 Mass Ave. Annex Arlington, MA 02476

Re: Modification to NOI for Arlington Reservoir, DEP #091-0327

David:

On behalf of the Arlington Parks & Recreation Commission and the Recreation Department, KZLA is submitting the attached documents to be considered by the Town's Conservation Commission as an amendment to the filing and Order of Conditions, dated February 9, 2021.

The work proposed in the included drawings will connect the Reservoir's perimeter trail to the recently updated gateway to Drake Village. Since the original filing date, the Town has updated the connection to Drake Village with new pavement, guardrail, and a seating area. The work included in the original work for Reservoir included an accessible spur trail to connect the bridge to the perimeter loop trail.

The proposed work includes the following (shown on SKL-12):

- Cleaning sediment & debris from the bridge surface,
- Milling & overlaying the existing bituminous pavement surface on the bridge, and
- Formalizing the existing walkway on either side of the bridge with bituminous concrete (see attached SKL-13.

The contractor who was awarded the project is SumCo Eco-Contracting of Lexington and Peabody, MA. They have been very attentive to the sensitive nature of this project and the site's natural resources throughout the project. Given the fact that the work proposed is very similar in nature and materials to work that has been completed as part of the larger Site Improvement project at the Reservoir, it was determined that it would be appropriate and efficient to permit this work as an Amendment to the original Order of Conditions.

In addition to the visitor access benefits of this project, the proposed improvements will also benefit the surrounding landscape and its resources by reducing the erosion & sedimentation of loose aggregate that makes up the existing trail connection now.

On the following pages you will find the proposed plans, as well as photographs of the existing conditions.

Thank you for your consideration of this matter.

Sincerely,

Kyle Zick Landscape Architecture, Inc.

36 Bromfield Street, Suite 202, Boston, MA 02108 t: 617-451-1018 e: kzick@kylezick.com www.kylezick.com

Danielle D. Desilets, RLA Associate Principal

KZLA

61 of 132

kzla



Top: Image looking towards Drake Village showing end of new pavement & bridge Bottom: Image showing new gateway to the Reservoir from Drake Village







Top: Image looking towards Drake Village's new gateway





Image showing edge of existing pavement, looking towards the Reservoir



RESERVOIR Arlington, MA 11/13/2023 **ARLINGTON**

CONNECTION TO DRAKE

<u>EGEND</u> L.O.W. LIMIT OF WORK COMPOST FILTER SOCK $\frac{1}{(SKL-13)}$ SILT FENCE BITUMINOUS CONCRETE PAVEMENT — PEDESTRIAN PATH TOP OF BANK 7 3/4" WASHED ÁGGREGATE SKL-13b 3/4" WASHED AGGREGATE (SKL-13b) SILT FENCE COMPOST FILTER SOCK 04 SKL-13b COMPOST FILTER SOCK MEET EXISTING PATH × 162.5 3/4" WASHED BITUMINOUS CONCRETE PAVEMENT-PEDESTRIAN AGGREGATE 100 FT. BUFFER PATH (REMOVE DEBRIS; MILL & OVERLAY SKL-13b, EXISTING BITUMINOUS RIM=155.93 CONCRETE INV.=149.2 COMPOST FILTER FLOODED SOCK SKL-13b,

65 of 132

CONNECTION TO DRAKE

SCALE: 1"=20'-0"

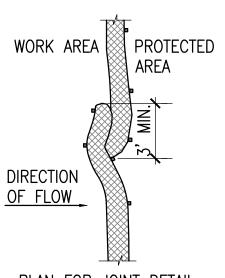
WORK AREA PROTECTED AREA DIRECTION OF FLOW MIN. **SECTION**

2" DEEP X 12" WIDE LAYER OF LOOSE COMPOST MATERIAL PLACED ON UPHILL/FLOW SIDE OF TUBES TO FILL SPACE BETWEEN SOIL SURFACE AND TUBES

UNDISTURBED SUBGRADE LIMIT OF WORK

COMPOST FILTER SOCK WITH ORGANIC WEED-FREE FILTER MEDIA; 12"MIN. DIA. WITH AN EFFECTIVE HT. OF 9 1/2" UNTREATED HARDWOOD STAKE, TYP.

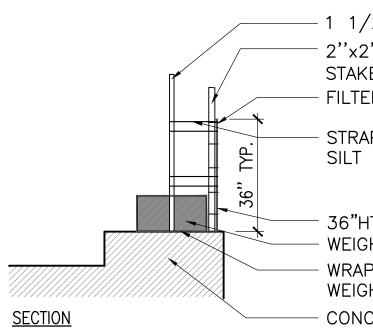
ENSURE INTIMATE GROUND CONTACT



PLAN FOR JOINT DETAIL

COMPOST FILTER SOCK

SCALE: N.T.S.

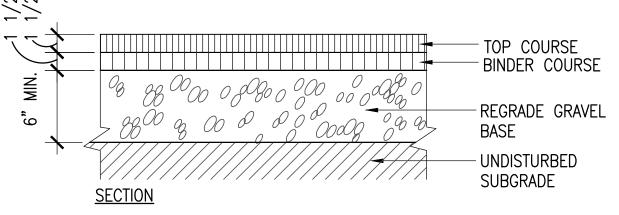


1 1/2"ø PIPE 2"x2"x4' HARDWOOD FENCING STAKES AT 4'O.C. INTERVALS FILTER FABRIC

STRAP TO SECURE SILT FENCE TO PIPE

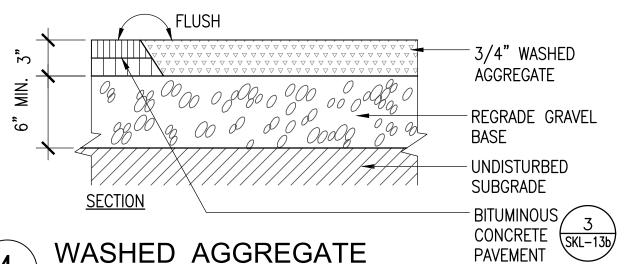
36"HT. SILT FENCE WEIGHTED FENCE BASE WRAP FILTER FABRIC W WEIGHTED FENCE BASE CONCRETE SPAN BROOK

SILT FENCE SCALE: N.T.S.



BIT. CON. PAVEMENT - PEDESTRIAN PATH

SCALE: $1 \frac{1}{2} = 1' - 0''$



66 of 132

SCALE: $1 \frac{1}{2} = 1' - 0''$



Town of Arlington, Massachusetts

Menotomy Rocks Park Playground and Picnic Area Working Session.

Summary:

Menotomy Rocks Park Playground and Picnic Area Working Session.

ATTACHMENTS:

	Туре	File Name	Description
D	Reference Material	231206_Menotomy_Community_Meeting_FINAL_Copy_(1).pdf	Menotomy Rocks Park Community Meeting Report
D	Reference Material	Menotomy_Rocks_23032_TOPO_survey.pdf	Menotomy Rocks 23032 TOPO survey.pdf
D	Reference Material	Menotomy_Rocks_23032_TOPO_expanded_view.pdf	Menotomy Rocks 23032 TOPO expanded view.pdf
ם	Reference Material	MenotomyRocks-WetlandDelineationMemo10-6-23.pdf	MenotomyRocks- WetlandDelineationMemo10-6- 23.pdf

Menotomy Rocks Park Play Area

Community Meeting

6 DECEMBER 2023



Agenda

- Project Team Introduction
- Firm Background
- Design Roadmap & Project Overview
- Context
- Park History
- Existing Conditions & Site Analysis
- Community Feedback
- Playground Inspiration
- Concept Layouts
- Schedule + Next Steps



Project Team Introduction

JOE CONNELLY

Director of Recreation

LESLIE MAYER

Park Commission Member

JEN ROTHENBERG

Park Commission Member

SARAH CARRIER

Park Commission Associate Member

ADAM LANE

Friends of Menotomy

JOANN ROBINSON

Historical Commission

TIM ROSS

ADA Coordinator



IAN RAMEY
ASLA, PLA, LEED AP
Principal in Charge



EMILY HUNTASLA, PLA, CPSI
Project Manager



OLIVIA SO
Landscape Designer

Consultants

CIVIL ENGINEERING
Hancock Associates

SURVEYINGReed Land Surveying, Inc.

Firm Background



Healy Playground



Dorchester Park Playground



King Open Elementary Schoolyard

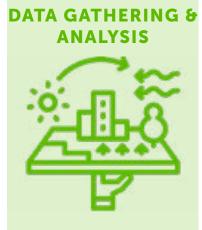


Ryan Playground



Montshire Science Park

Design Road Map



- Existing Conditions
- Site Analysis

VISIONING



- Methodology
- Spatial Programming
- Precedents
- Public Input

we're excited to hear from you!

CONCEPT DEVELOPMENT



- Key Design Moves
- Activation Studies

LANDSCAPE STRATEGIES

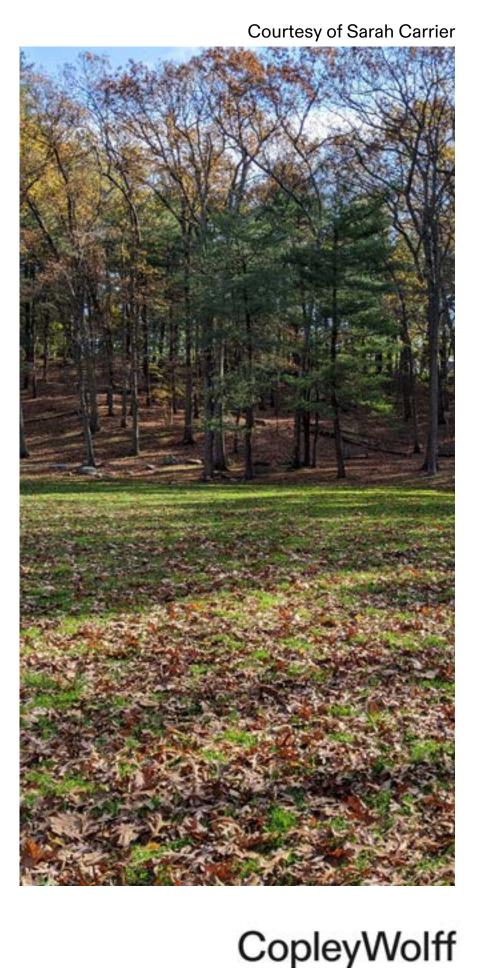


- Movement, Access & Accessibility
- Play typologies
- Sustainability & Planting Strategy

CONSTRUCTION



- Design Documents
- Park Construction



2019
Playground Safety Audit and Report

2021 Stantec Feasibility Study 2023 - Spring
Partial Playground Closure
and Removal

PREVIOUS WORK

responded to the online survey!

849 folks

WE'RE HERE →

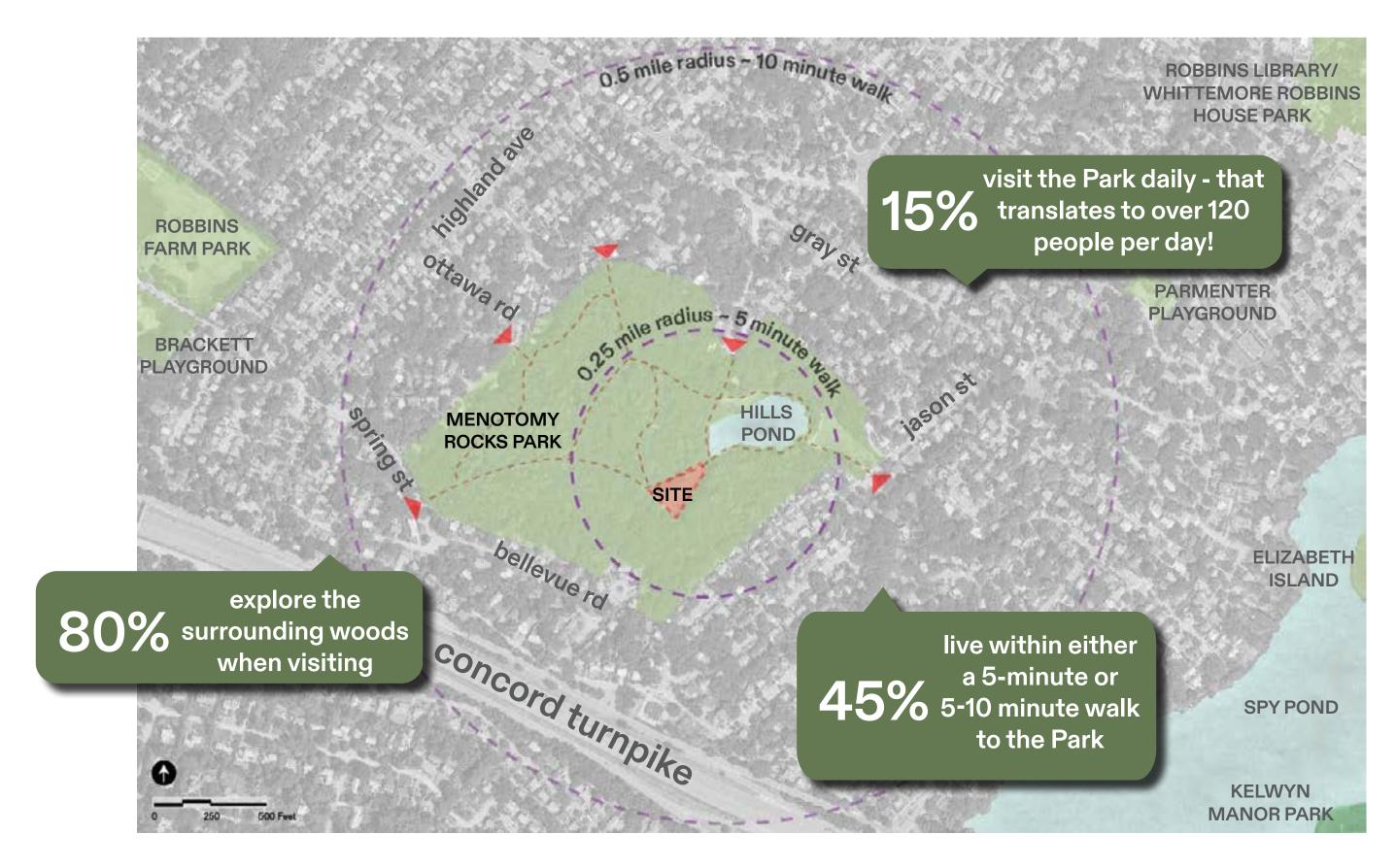
LOOKING AHEAD

2023- Early 2024
Conceptual Design
Process

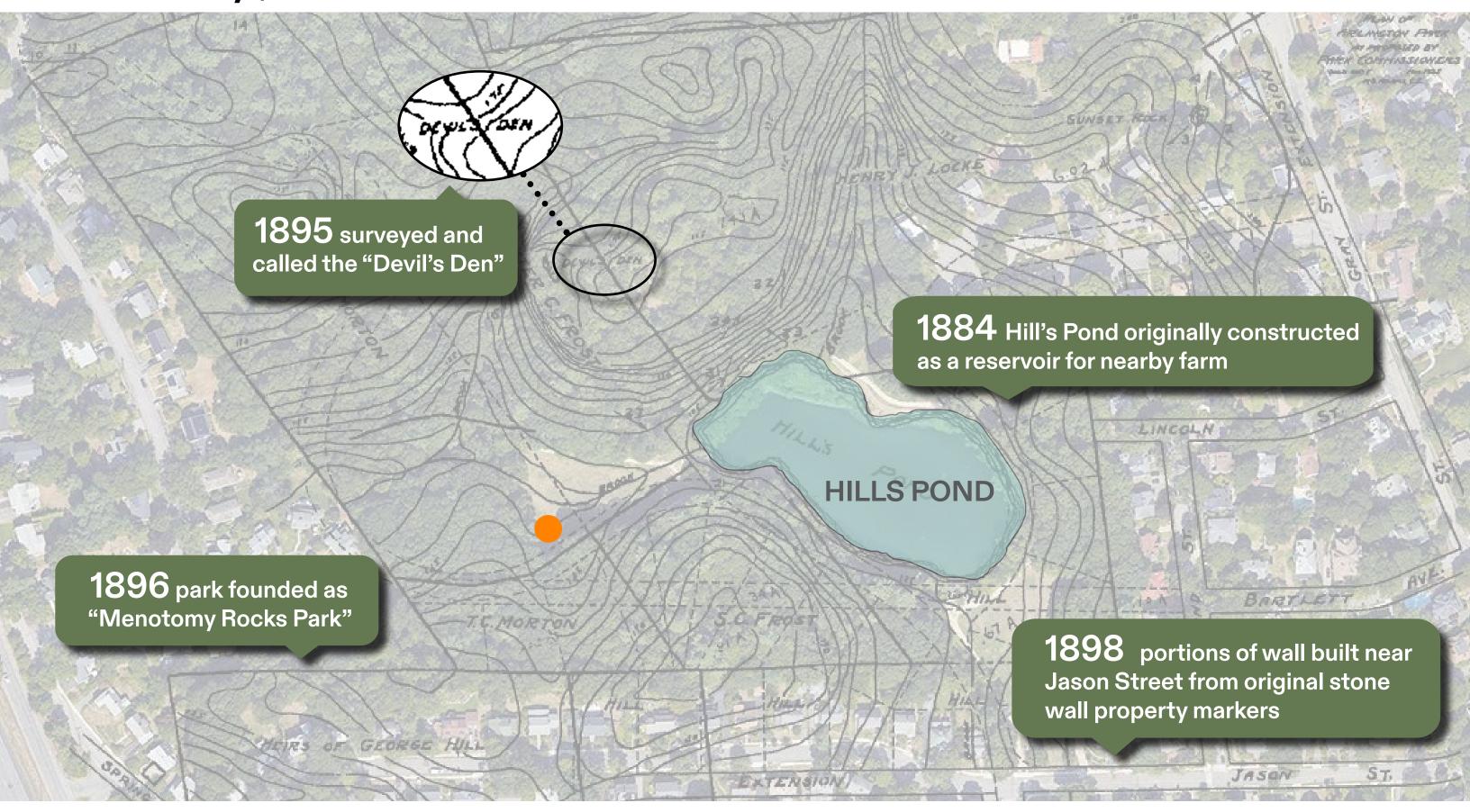
April 2024
Spring Town Meeting for Project Funding Approval

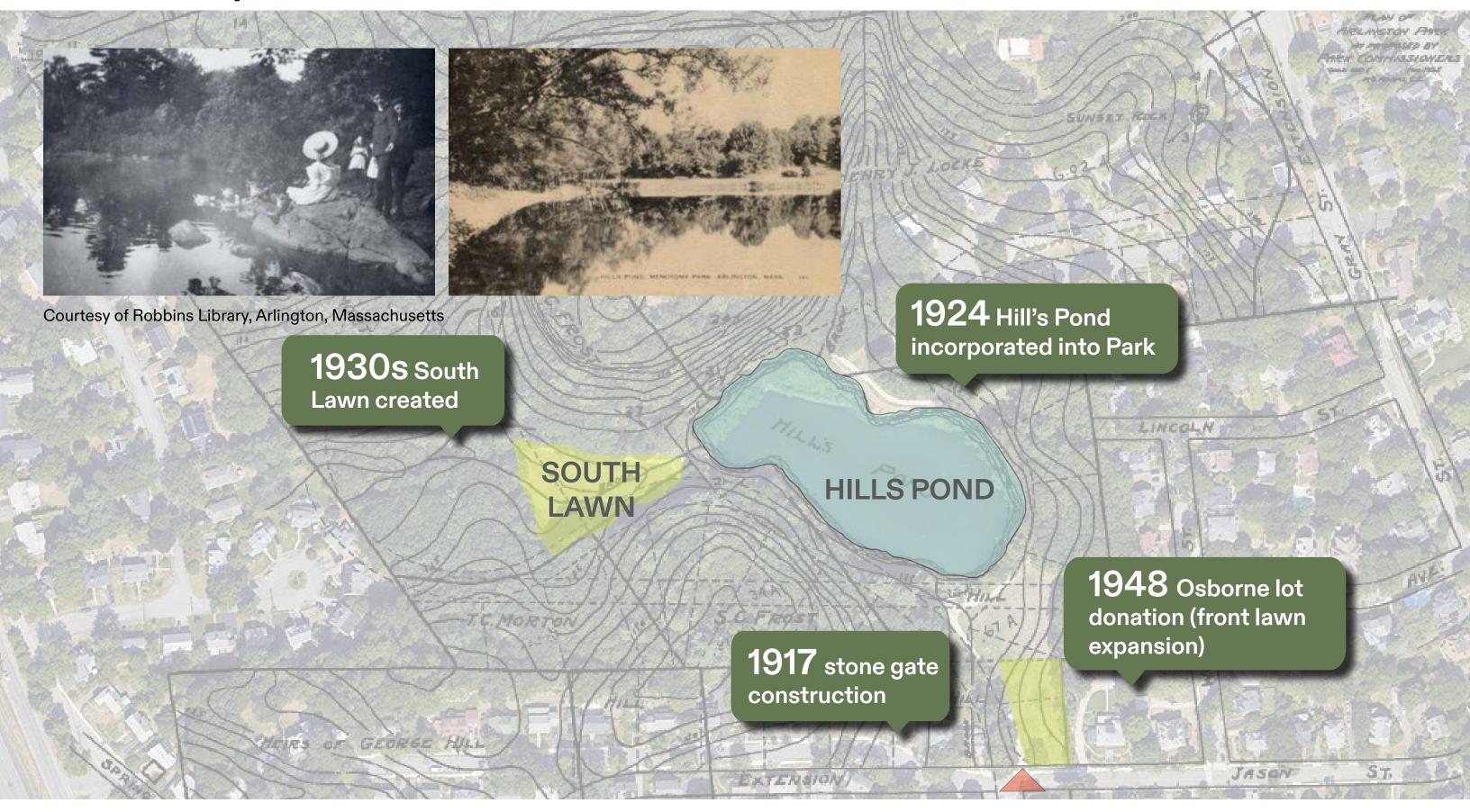
Public Outreach

August/Fall 2024
Project Bid &
Playground Construction

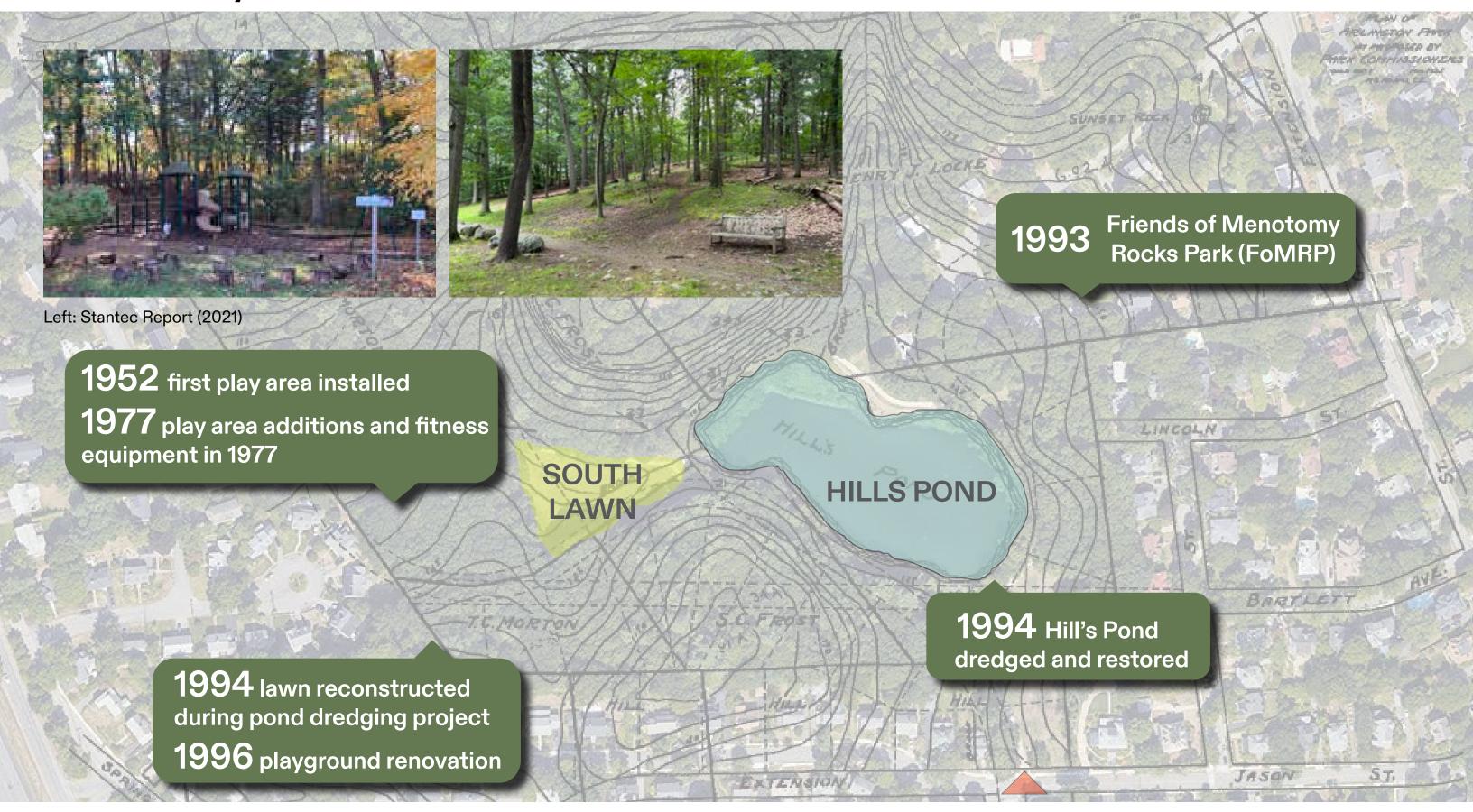


Park History | Prior to 1900





Park History | 1950 - Current



Nature and Wildlife

did you know: many of the pine trees are over 100 years old! They were planted in 1909 following gypsy moth damage



Courtesy of Sarah Carrier



Existing Conditions | Play Features

"Please keep nature and natural materials at the forefront of your design process."



"This is a rare spot in which kids (and adults) have the opportunity to play in nature. There's no need to overbuild, or even build much at all."





"Our kids love the lean-to's in the park area. I could see tunnels, logs, and other woodsy type of imaginative play being so great here."



"We love woodhenge and have had a Girl Scout meeting there once a month for 3 years!"

Existing Conditions | Site Features

"Please do not cut trees back. I use them for shade and shelter from rain/snow. This site is one of only places we can go during the summer midday where my child can play in the shade."



"Menotomy Rocks park is at the top places in Arlington to go to connect with nature and feel the spirit of Menotomy."





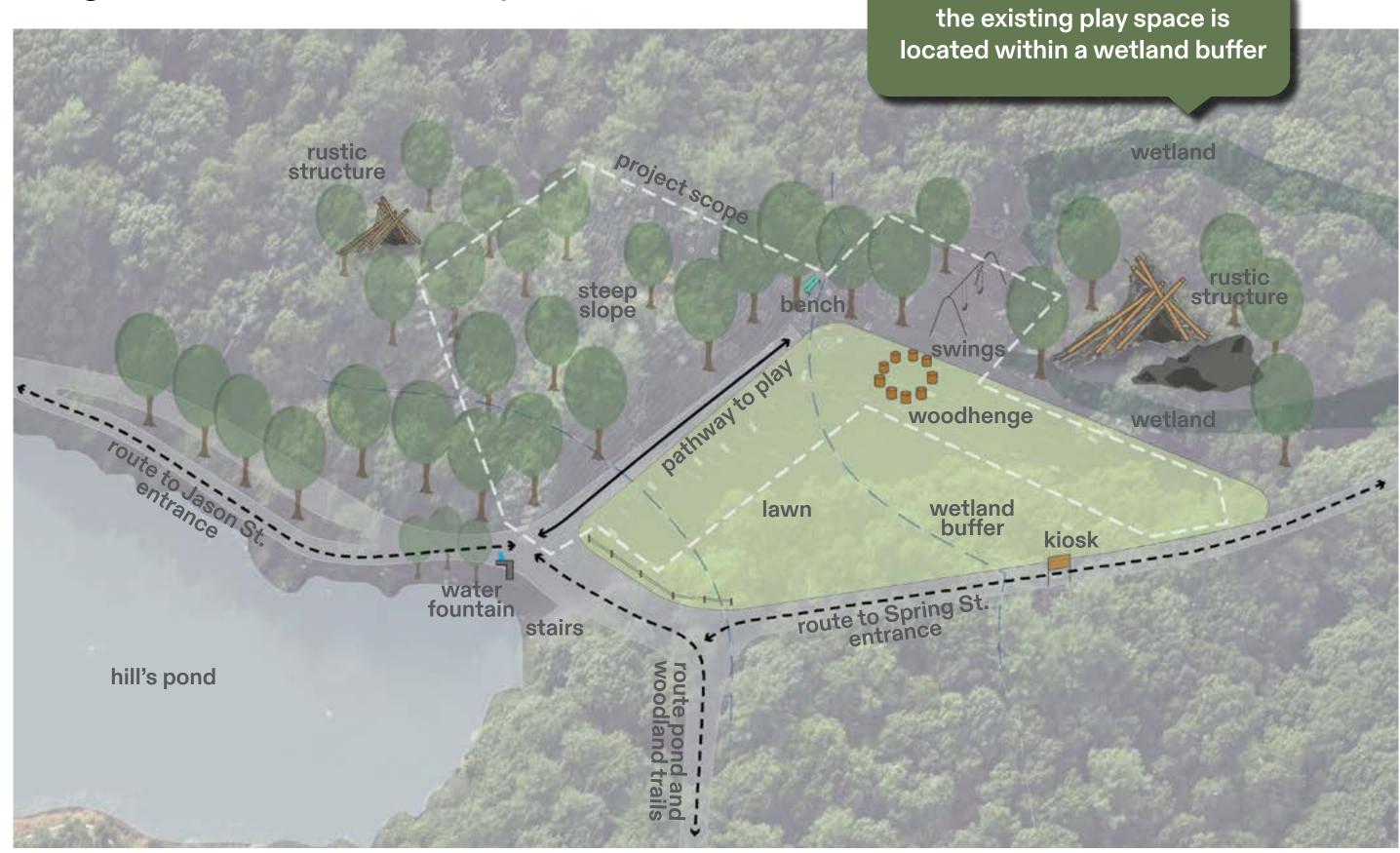
"I love to go on runs through the park and bring my dog for walks there, and the natural state of the park and woods is my favorite part."



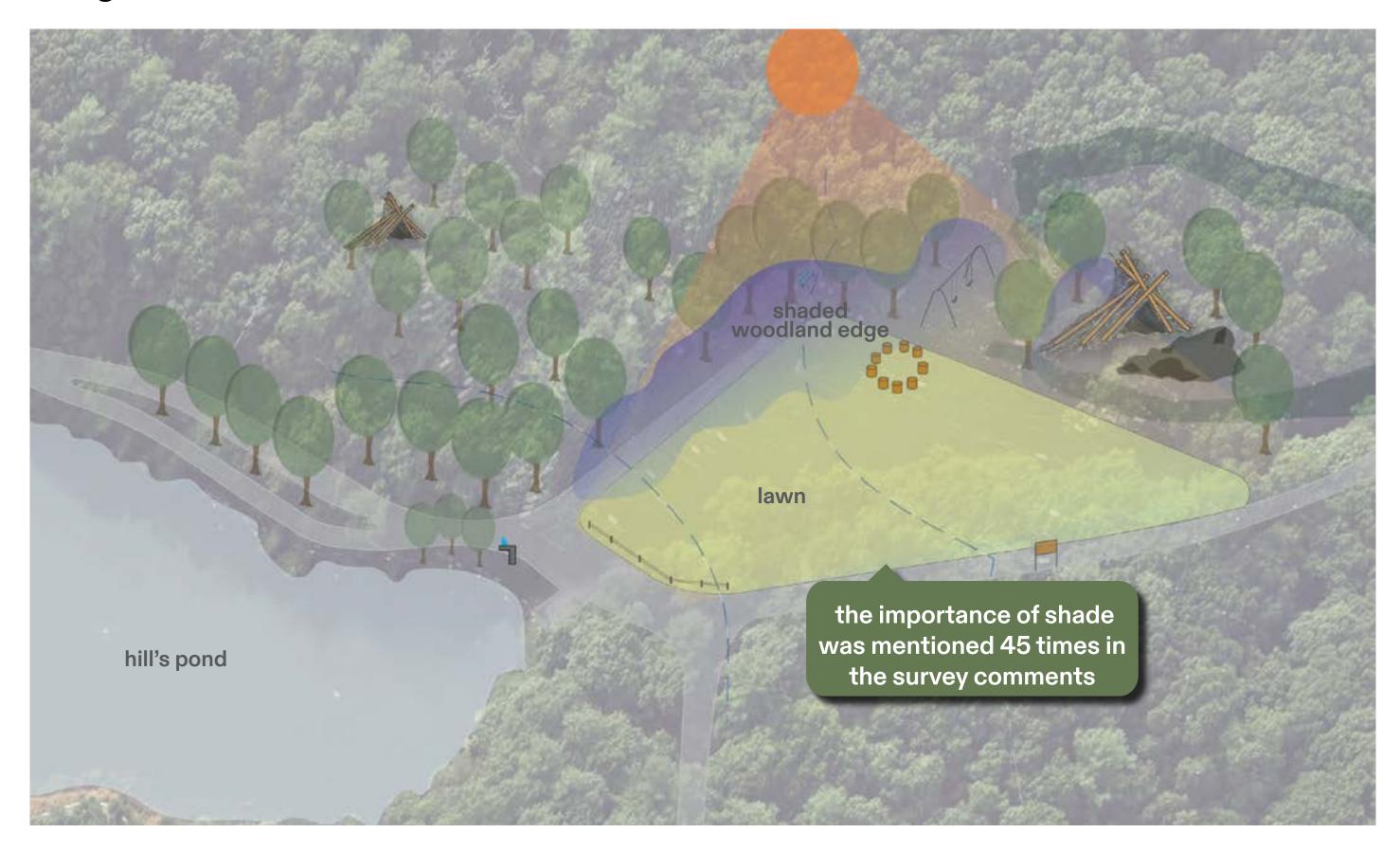
"The park is a treasure. We loved the playground when our kids were younger in part because it was less-busy than Robbins Farm."

35% of respondents bring dogs to the park and over 60% presentation fencing at the play area or lawn space

Existing Conditions | Site Analysis



Existing Conditions | Sun/Shade



Existing Conditions | Wetlands



Community Feedback | Meet and Greet

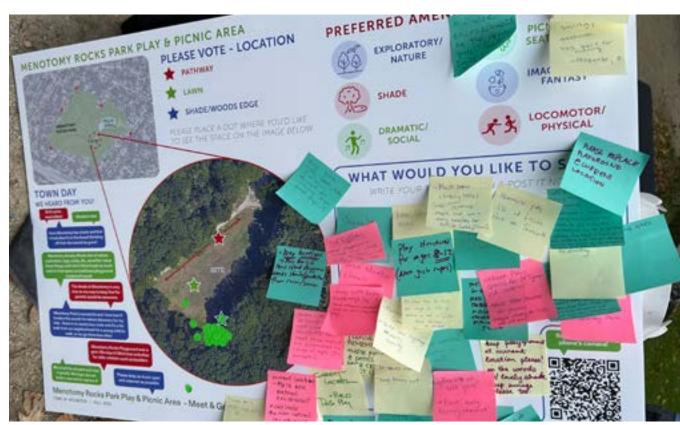
limited play opportunities for the 5-12 age group - many drive children to nearby neighborhood parks for suitable play equipment

preserve existing trees

take inspiration from nature

appreciate the current amount of shade over the existing play equipment and maintain current tree canopy







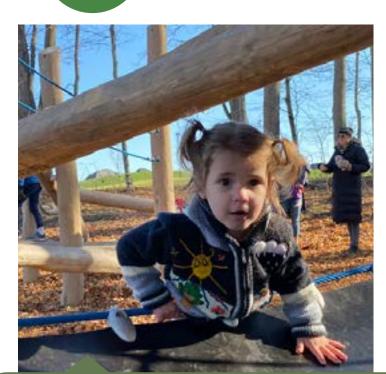
Community Feedback

top 3 current activities

explore the surrounding woods

> #2 use playground equipment

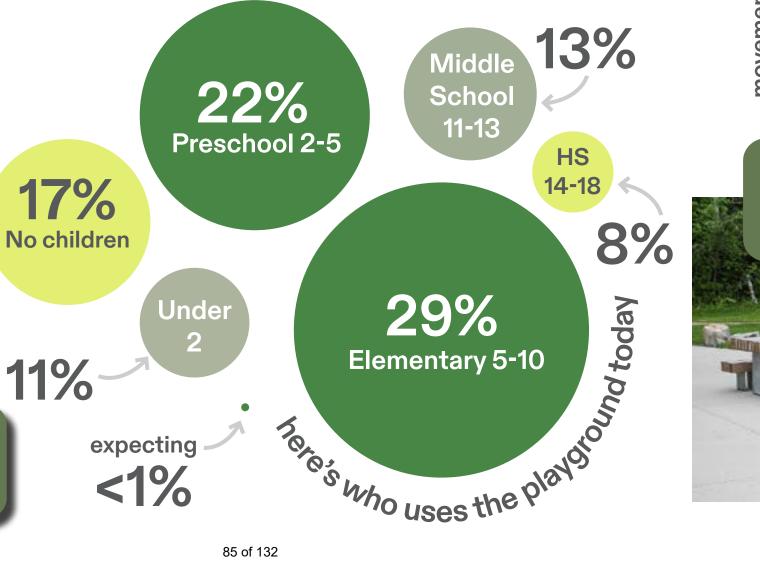
nature play

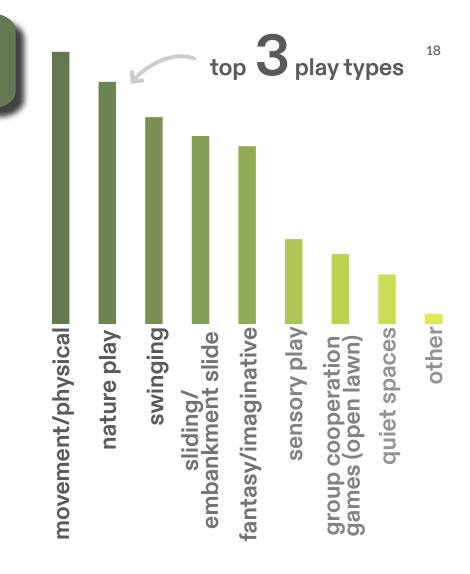


please remember our babies and toddlers - baby swings, some smaller slides, etc.

belt swings and group/basket swings are the top preferences





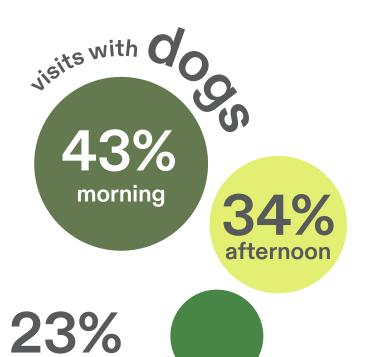




Menotomy Rocks Park Play Area

85 of 132

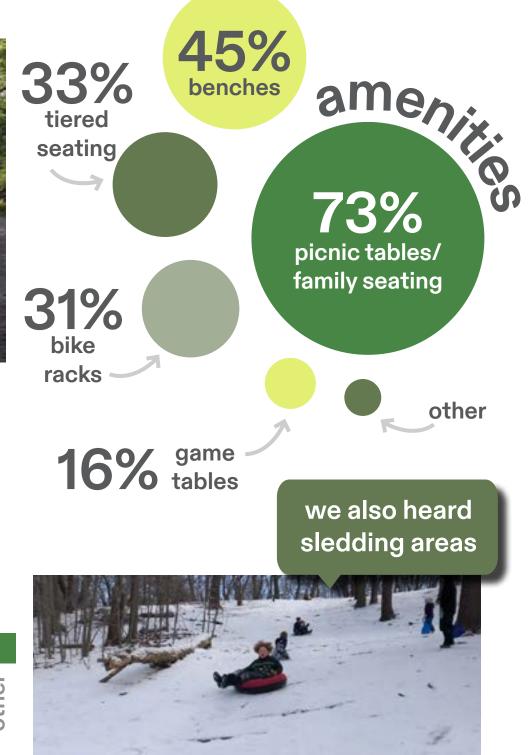
CopleyWolff

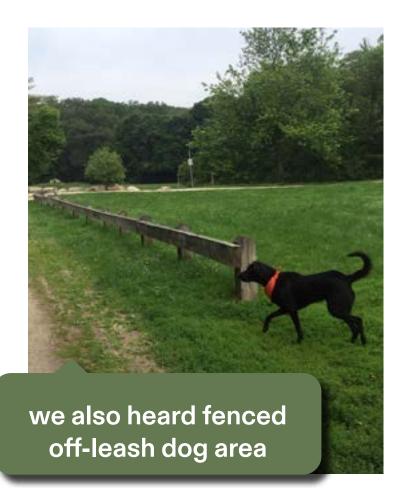


evening



we also heard







Play Area Inspiration

"Something unique for multiple kids and imaginative play like the undulating giant lashed rope swing at the Rez"



"Classic metal slippery slide would be fun. New slides don't slide anymore. Kids love a real slide"





"Exercise stations for all ages"



"We love Joey's in Belmont as an example of wood playground and swings"

did you know: the existing fitness equipment was built in 1977 making it almost 50 years old!

Play Area Inspiration

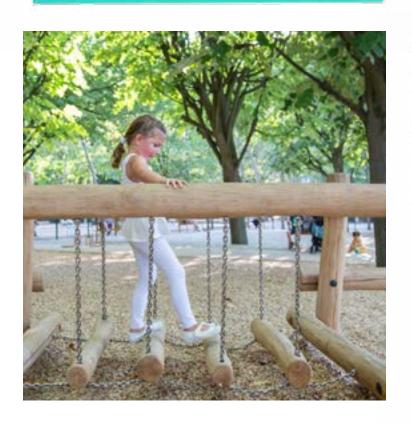
nearly 75% prefer natural materials for the play equipment

"Wooden climbing structure shaped like a nest... Little bridge or boardwalk between boulders"



"Please don't overdevelop this beautiful park. Most of us go there to enjoy the woods and nature!"



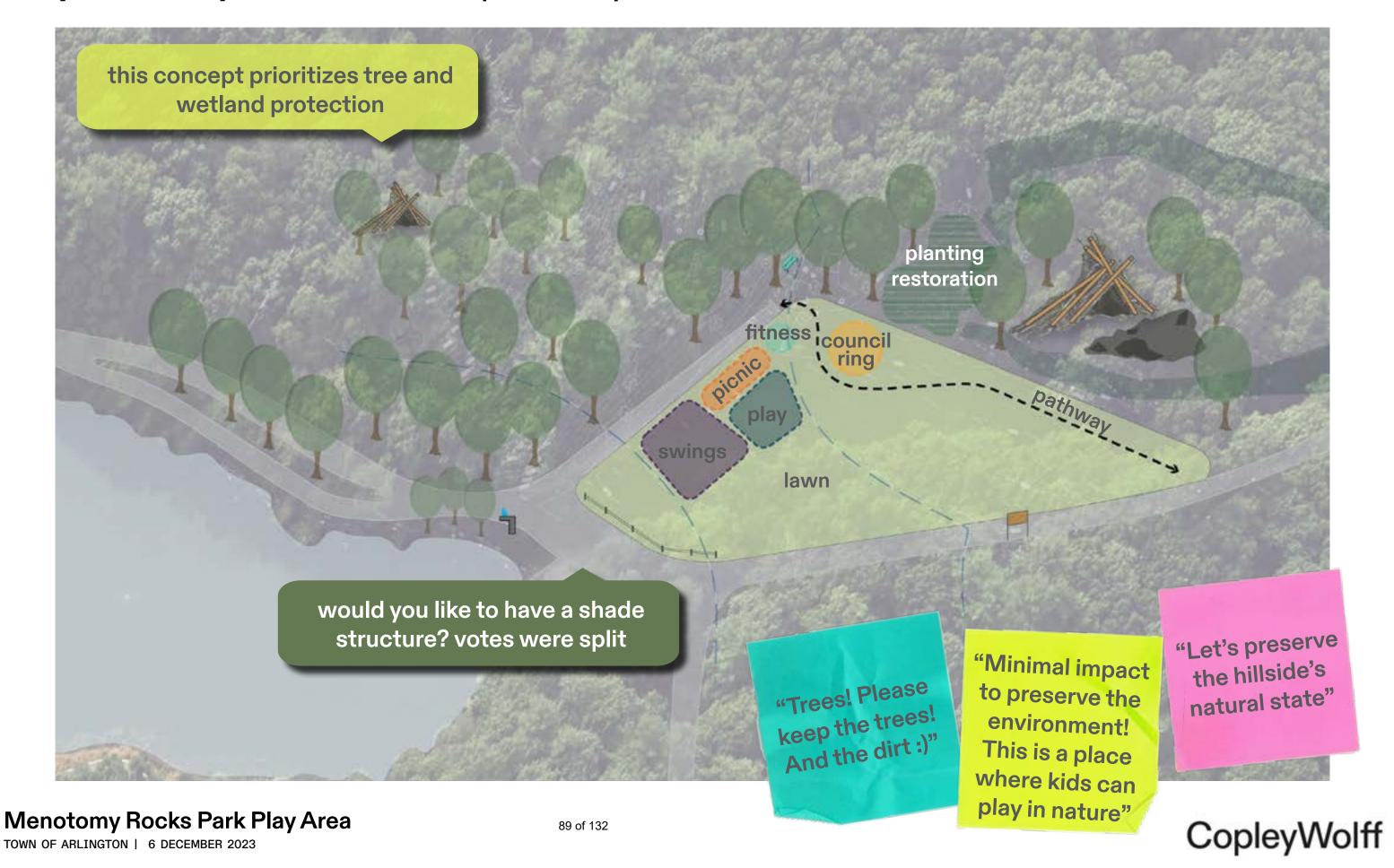


"The kids say 'more monkey bars' ... 'lots of monkey bars' ..."

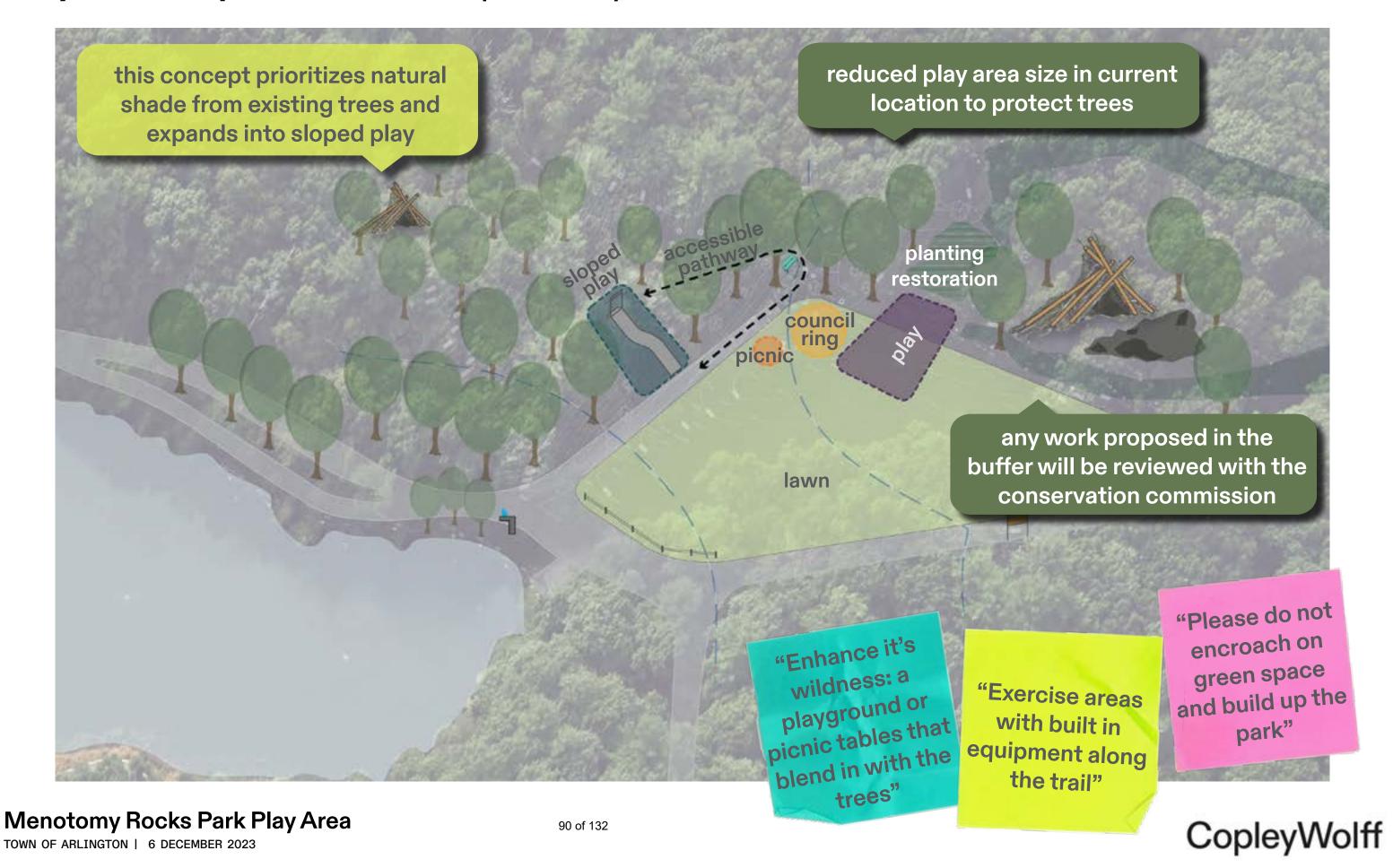


"Menotomy Rocks Park is an excellent area to introduce outdoor adventure to kids 2 - 10 years"

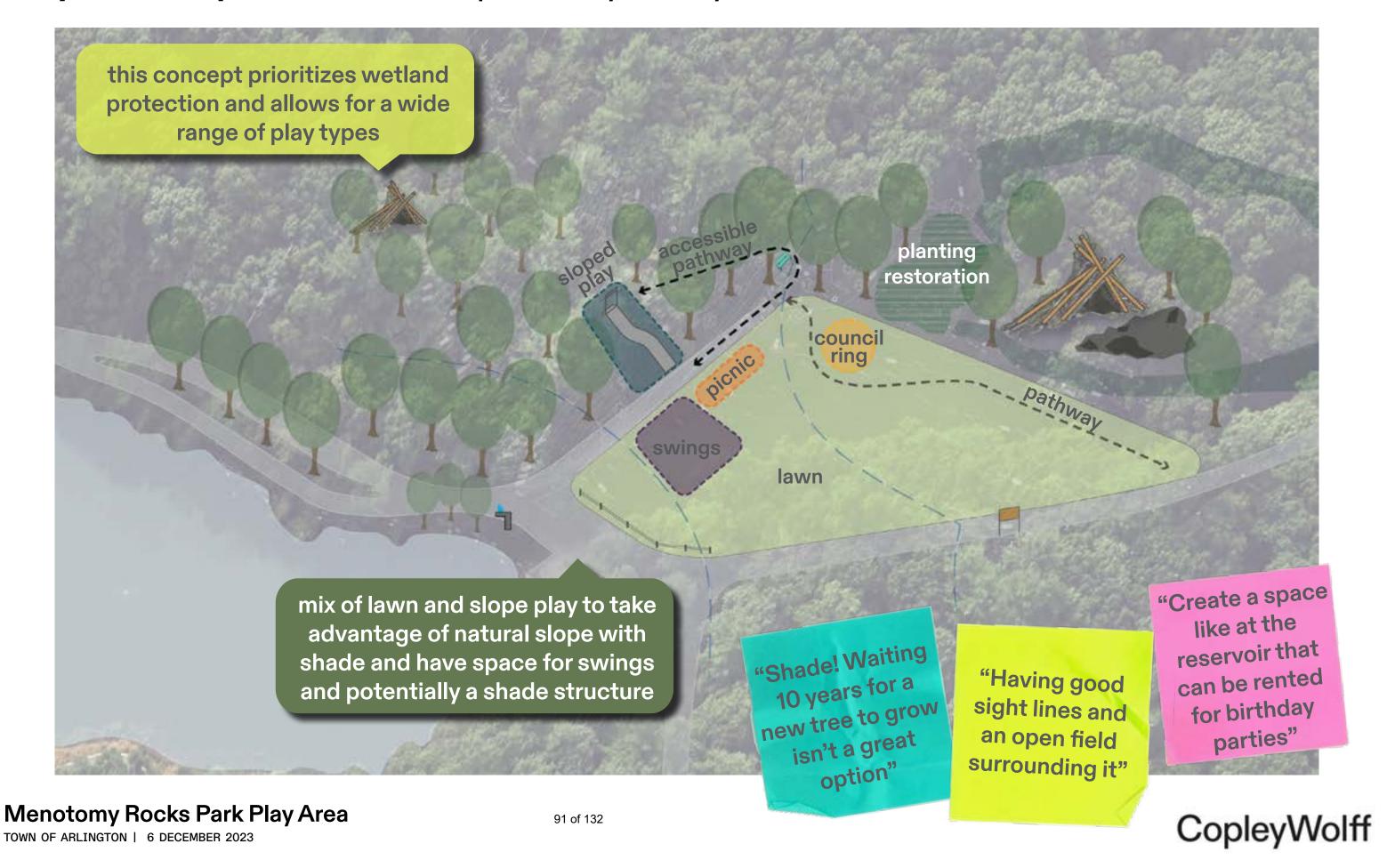
Play Area Inspiration | Conceptual Layout A

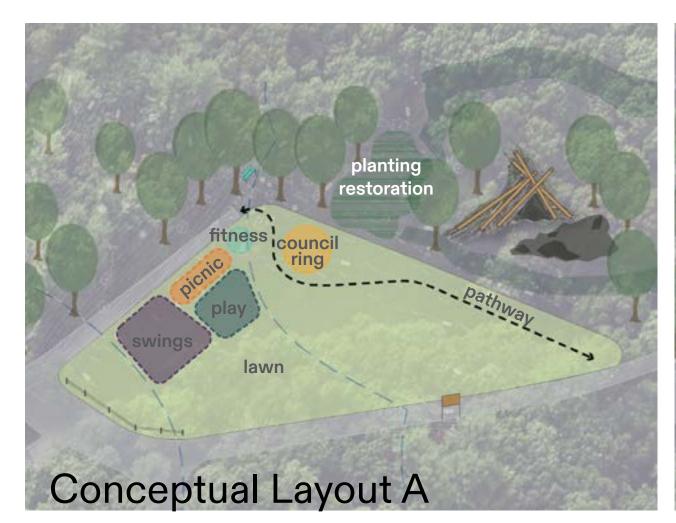


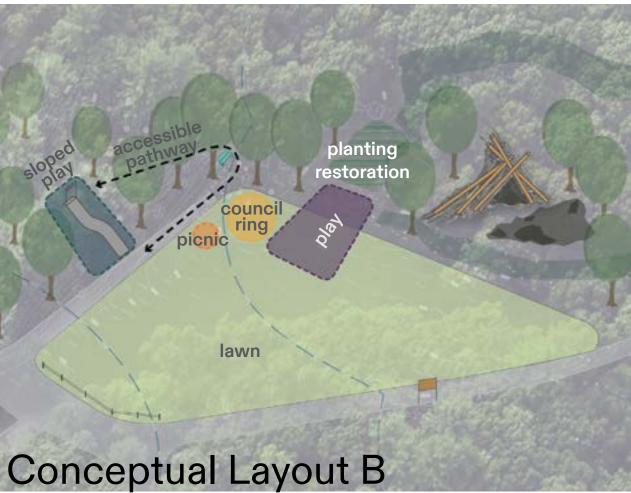
Play Area Inspiration | Conceptual Layout B

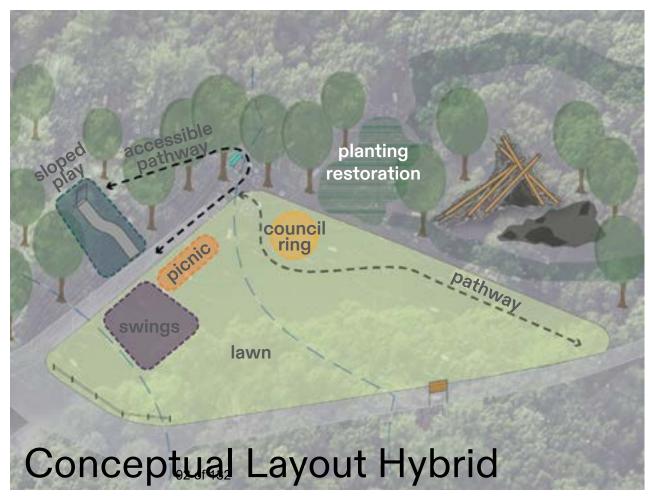


Play Area Inspiration | Conceptual Layout Hybrid



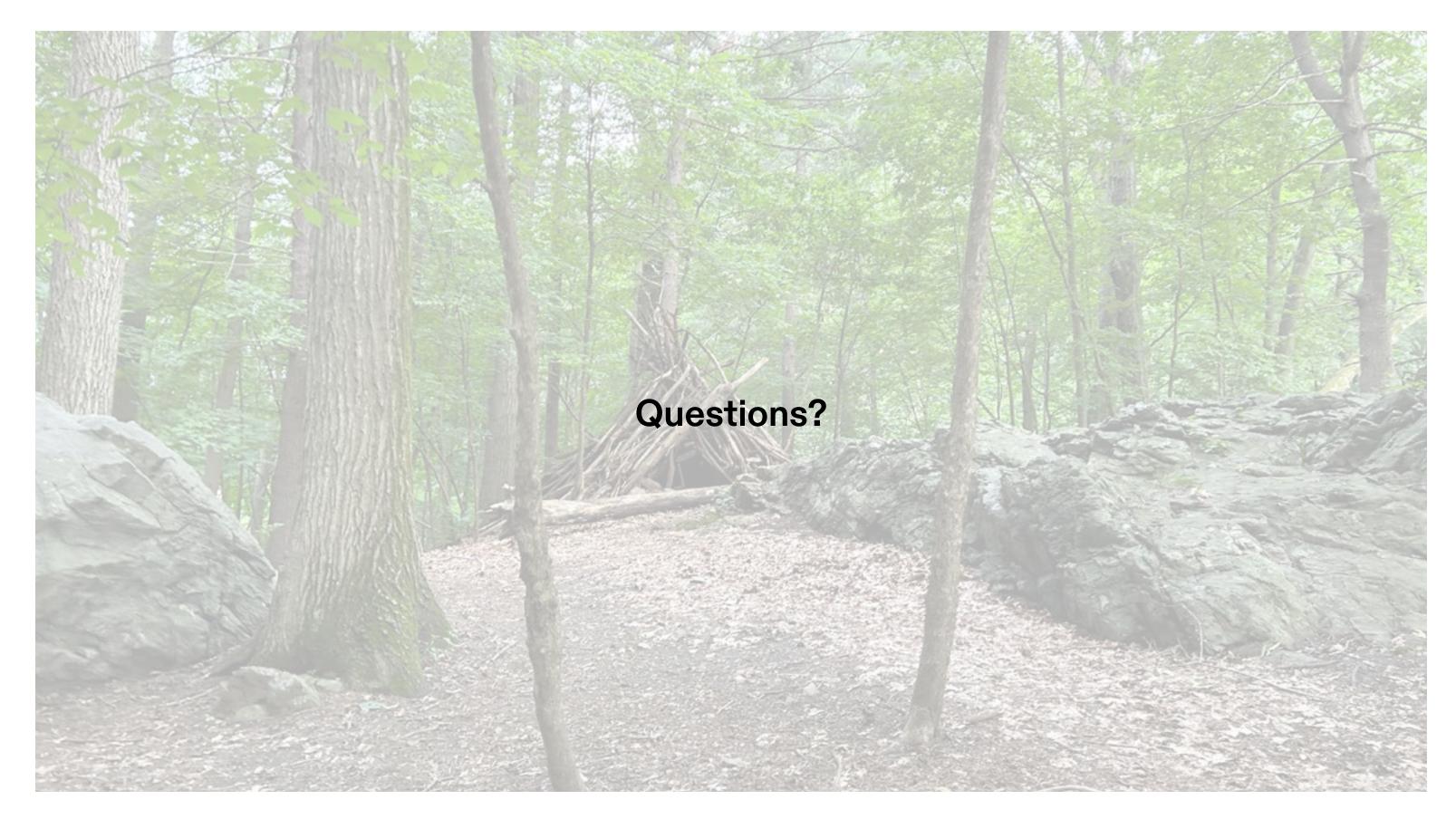


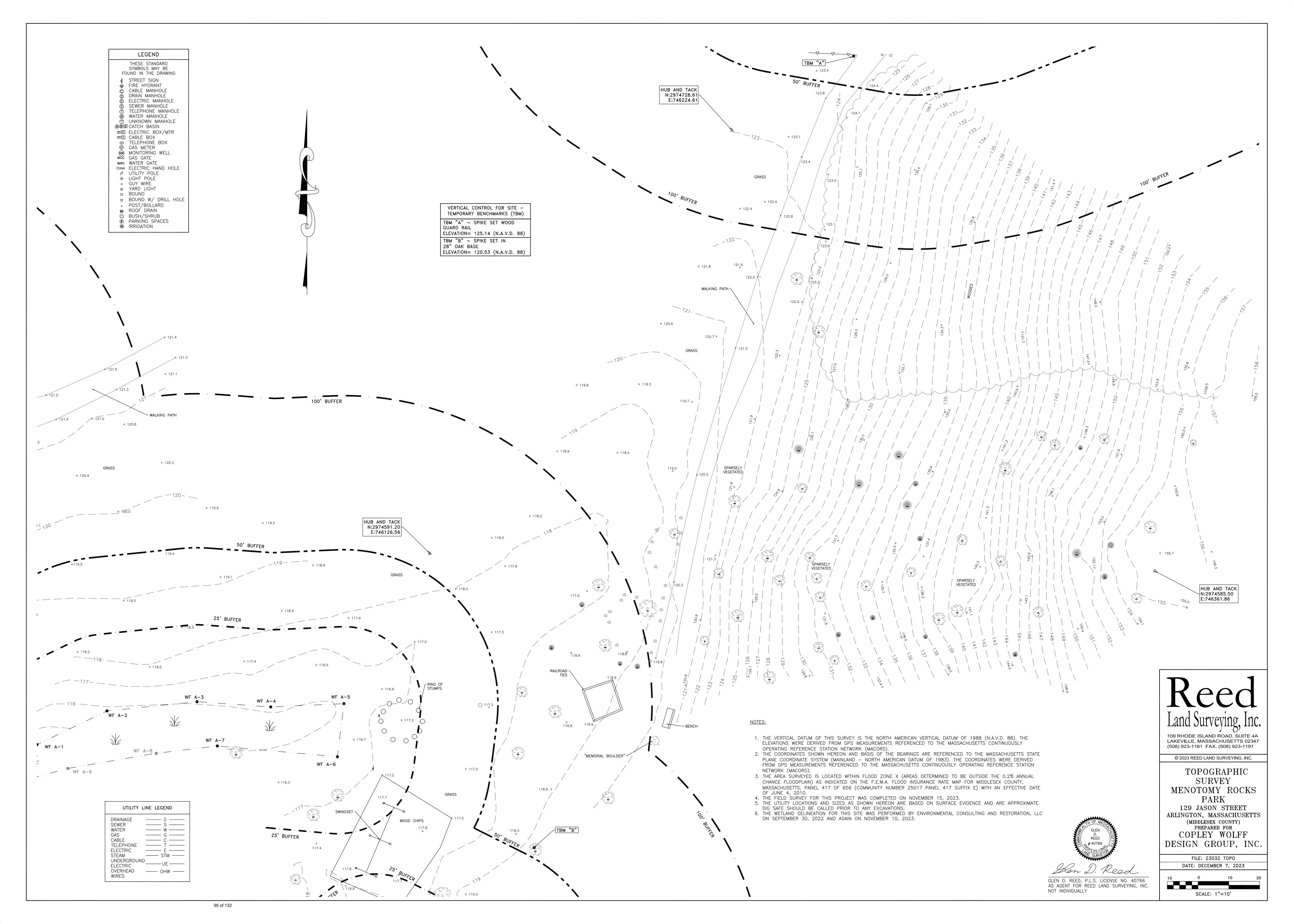


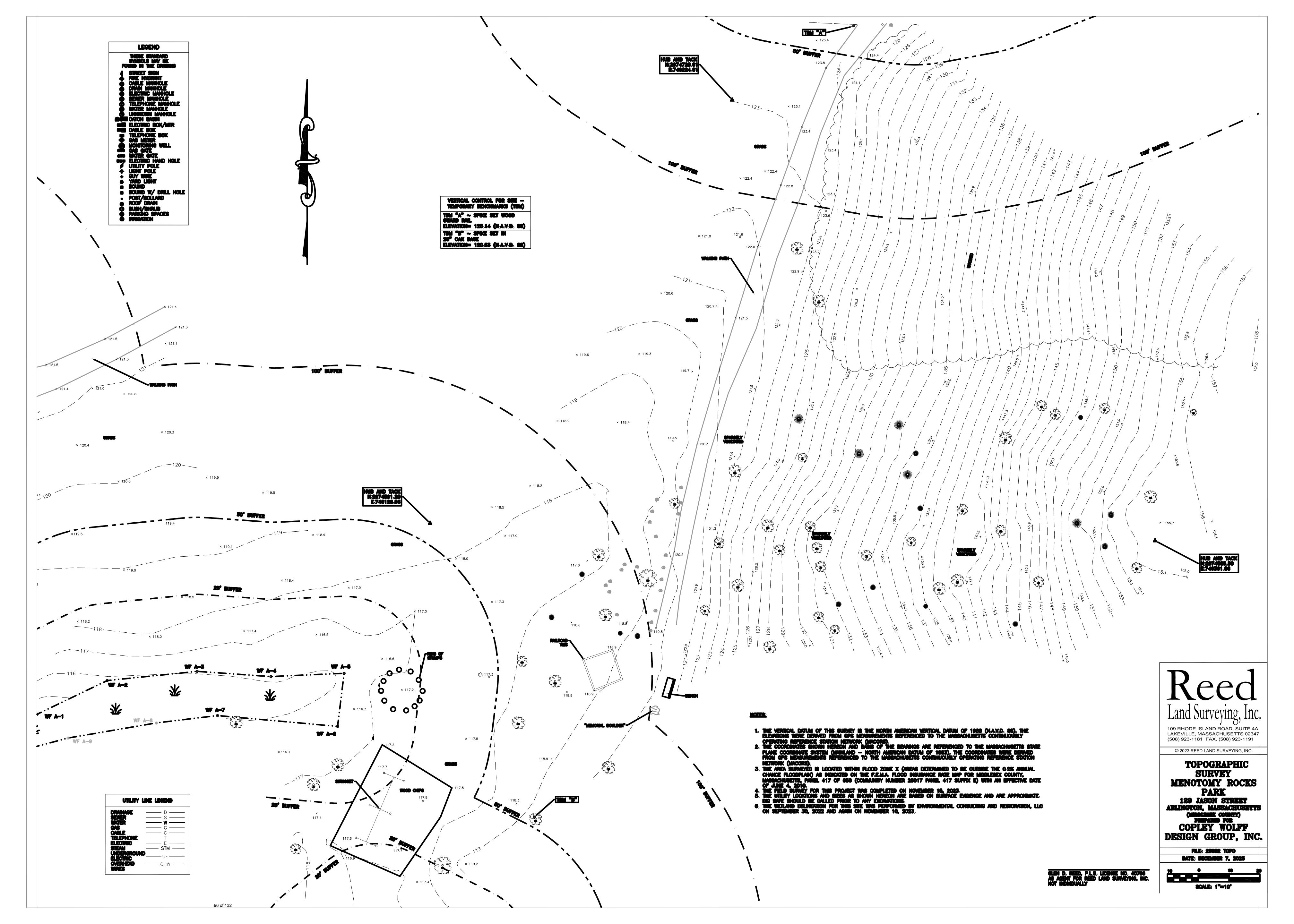


Schedule + Next Steps

2019 **2023 - Spring** 2021 **Playground Safety Audit Partial Playground Closure** Stantec Feasibility Study and Removal and Report PREVIOUS WORK 2023 - Fall UP NEXT * **Public Outreach LOOKING AHEAD** 2023- Early 2024 **April 2024** August/Fall 2024 **Conceptual Design Spring Town Meeting for Project Bid & Process Project Funding Approval Playground Construction** next public meeting early January







ECR

Environmental Consulting & Restoration, LLC



WETLAND DELINEATION MEMO

TO: Reed Land Surveying

FROM: Brad Holmes

DATE: October 6, 2023

RE: Menotomy Rocks Park, Arlington

Per your request, Environmental Consulting & Restoration, LLC (ECR) performed a review of the existing conditions at a portion of the Menotomy Rocks Park in Arlington (the site) on September 21, 2023. The purpose of the review was to identify wetland resource areas on and near the existing field and playground portion of the site located in the southern portion of the park. Wetland resource areas are located on and near the focus area of ECR's September 21st review.

ECR placed wetland flags (pink & black striped ribbons) along the landward limits of the following wetland resource area:

- Bordering Vegetated Wetland (BVW) #A1 to #A16 limit of a swale/vegetated wetland to the north and west of the playground area.
- Isolated Vegetated Wetland (IVW) #B1 to #B19 isolated wetland to the south of the playground area.
- BVW #C1 to #C4 vegetated wetland associated with the Hills Pond.

The vegetated wetlands were delineated following the methodology established by the Massachusetts Department of Environmental Protection (DEP) regulations found at 310 CMR 10.55 pertaining to the delineation of Bordering Vegetated Wetlands. The delineation was performed by analyzing vegetation, hydrology within 12 inches of the surface, and soil conditions within 20 inches of the surface. The wetlands contain hydric soils, saturated soils, and dominant wetland indicator plants.

As a result of ECR's wetland delineation at the site, ECR is able to confirm that the site contains the following wetland resource areas and areas of Conservation Commission jurisdiction:

- Bordering Vegetated Wetland (BVW)
- Isolated Vegetated Wetland (IVW)
- 100-foot Buffer Zone to BVW & IVW

Also review of the MassMapper database reveals the following:

- 1. The site <u>is not located</u> in Estimated/Priority Habitat for Rare Species according to the Massachusetts Natural Heritage & Endangered Species Program (MaNHESP).
- 2. The site <u>does not contain</u> a mapped Certified or Potential Vernal Pool according to the MaNHESP.
- 3. The site does not contain a U.S.G.S. mapped stream.
- 4. The site is not within areas mapped as Land Subject to Flooding (FEMA flood zones).
- 5. The site is not located within an Area of Critical Environmental Concern.

ECR





Upon review of this wetland delineation memo, please contact me at (617) 529 - 3792 or brad@ecrwetlands.com with any questions or requests for additional information.

Thank you, Brad Holmes, Professional Wetland Scientist #1464 Manager



Town of Arlington, Massachusetts

Zoning and Ownership of Town-owned Properties.

Summary:

Zoning and Ownership of Town-owned Properties.

ATTACHMENTS:

	Type	File Name	Description
ם	Reference Material	Open_Space_Rezoning_and_Property_Transfer_Memos.p	df Open Space Rezoning and Property Transfer Memos.pdf

Re: Open Space Rezoning

David Morgan dmorgan@town.arlington.ma.us

Fri 12/8/2023 10:24 AM

To:David Morgan <dmorgan@town.arlington.ma.us>

All,

I'm following up the rezoning memo with a link to the map of proposed property transfers. You will have seen this before but I want to ensure everyone has the link.

Cheers, David

David Morgan | Environmental Planner + Conservation Agent | Department of Planning and Community Development | 781.316.3012 | Please note I will be on leave from mid-January to early March, 2024.

Arlington values equity, diversity, and inclusion. We are committed to building a community where everyone is heard, respected, and protected.

From: David Morgan

Sent: Wednesday, December 6, 2023 11:48 AM

Subject: Open Space Rezoning

ConCom and Open Space Committee Members,

I have recently mentioned to you that I'd like to pursue rezoning of open spaces in Arlington. <u>Here</u> is a description of the 68 sites I am proposing the Town consider at spring Town Meeting. Please note that while this memo states DPCD will advance the cause, we may ask OSC to submit it. We will discuss at tomorrow night's meeting after I confer with others internally.

Cheers, David

David Morgan | Environmental Planner + Conservation Agent | Department of Planning and Community Development | 781.316.3012 | Please note I will be on leave from mid-January to early March, 2024.

Arlington values equity, diversity, and inclusion. We are committed to building a community where everyone is heard, respected, and protected.



Town of Arlington, Massachusetts

2024 Meeting Dates.

D

Summary: 2024 Meeting Dates.

ATTACHMENTS:

Type File Name Description

Reference 2024 Filing Deadlines.pdf 2024_Filing_Deadlines.pdf Material



TOWN OF ARLINGTON

MASSACHUSETTS

CONSERVATION COMMISSION

FILING DEADLINES FOR 2024

Meeting Date	Application Deadline	Supplemental Information Deadline ¹	Legal Notices Published	Agenda Published
Thursdays, 7:00pm	Wednesa	lays, 12pm	Thursdays	Tuesdays
January 4, 2024	12/20/2023	12/27/2023	12/28/2023	1/2/2024
January 18, 2024	1/3/2024	1/10/2024	1/11/2024	1/16/2024
February 1, 2024	1/17/2024	1/24/2024	1/25/2024	1/30/2024
February 15, 2024	1/31/2024	2/7/2024	2/8/2024	2/13/2024
March 7, 2024	2/21/2024	2/28/2024	2/29/2024	3/5/2024
March 21, 2024	3/6/2024	3/13/2024	3/14/2024	3/19/2024
April 4, 2024	3/20/2024	3/27/2024	3/28/2024	4/2/2024
April 18, 2024	4/3/2024	4/10/2024	4/11/2024	4/16/2024
May 2, 2024	4/17/2024	4/24/2024	4/25/2024	4/30/2024
May 16, 2024	5/1/2024	5/8/2024	5/9/2024	5/14/2024
June 6, 2024	5/22/2024	5/29/2024	5/30/2024	6/4/2024
June 20, 2024	6/5/2024	6/12/2024	6/13/2024	6/18/2024
July 11, 2024	6/26/2024	7/3/2024	7/4/2024	7/9/2024
July 25, 2024	7/10/2024	7/17/2024	7/18/2024	7/23/2024
August 1, 2024	7/17/2024	7/24/2024	7/25/2024	7/30/2024
August 15, 2024	7/31/2024	8/7/2024	8/8/2024	8/13/2024
September 5, 2024	8/21/2024	8/28/2024	8/29/2024	9/3/2024
September 19, 2024	9/4/2024	9/11/2024	9/12/2024	9/17/2024
October 3, 2024	9/18/2024	9/25/2024	9/26/2024	10/1/2024
October 17, 2024	10/2/2024	10/9/2024	10/10/2024	10/15/2024
November 7, 2024	10/23/2024	10/30/2024	10/31/2024	11/5/2024
November 21, 2024	11/6/2024	11/13/2024	11/14/2024	11/19/2024
December 5, 2024	11/20/2024	11/27/2024	11/28/2024	12/3/2024
December 19, 2024	12/4/2024	12/11/2024	12/12/2024	12/17/2024

¹ Supplemental information deadlines are for hearings continued from the previous meeting.



Town of Arlington, Massachusetts

CPA/MVP Updates.

Summary: CPA/MVP Updates.

ATTACHMENTS:

	Туре	File Name	Description
ם	Reference Material	McClennen_FY25_CPA_Final_Application.pdf	McClennen FY25 CPA Final Application.pdf
D	Reference Material	McClennen_FY25_CPA_ConCom_LOS.pdf	McClennen FY25 CPA ConCom LOS.pdf
D	Reference Material	PLMP_FY25_CPA_Final_Application.pdf	PLMP FY25 CPA Final Application.pdf
ם	Reference Material	PLMP_FY25_CPA_ConCom_LOS.pdf	PLMP FY25 CPA ConCom LOS.pdf

Community Preservation Act Committee Town of Arlington

CPA Funding – FY2025 Final Application

One (1) electronic copy of the completed application must be submitted to the CPAC **on December 18, 2023** in order to be considered for advancement to the final application stage, with the electronic copy sent to cbongiorno@town.arlington.ma.us

Applications will be date stamped and assigned control numbers in the order that the hard copies are received. This PDF form may be completed on a computer using <u>Adobe Reader</u>.

Project Title: McClennen Detention Pond Survey Applicant/Contact: David Morgan Organization: Town of Arlington, Department of Planning and Community Development Mailing Address: 730 Massachusetts Avenue Felephone: 781-316-3012 E-mail: dmorgan@town.arlington.ma.us 2. CPA Eligibility (refer to the chart on page A-4)				
Project Title: McClennen Det	ention Pond Surve	у		
Applicant/Contact: David Mo	organ			
Organization: Town of Arling	ton, Department of	Planning and	Community Deve	elopment
Mailing Address: 730 Massa	chusetts Avenue			
Telephone: 781-316-3012	E-mail: dmo	organ@town.aı	lington.ma.us	
2. CPA Eligibility (refer to t	he chart on page	A-4)		
CPA Category (select one):				
☐ Community Housing	☐ Historic Preserv	vation X (Open Space	☐ Recreation
<u>CPA Purpose</u> (select one):				
☐ Acquisition ☐ Creation	X Preservation	☐ Support	□ Rehabilitati	on & Restoration
3. Budget				
Amount Requested: \$40,000	Tot	al Project Cos	:: \$40,000	
Signature			Date	

Please answer and document all questions on the following page

A-1 104 of 132

PROJECT DESCRIPTION: Attach answers to the following questions. Applications will be returned as incomplete if all requested information is not provided. Include supporting materials as necessary.

Goals

McClennen Park, located at 0 Lot Reed Street in Arlington, Massachusetts, is home to a vital piece of the town's flood control infrastructure - the detention ponds. Constructed decades ago on Reed's Brook, these ponds have served as a critical resource for flood protection, habitat conservation, and scenic beauty. They function by capturing and storing stormwater runoff, allowing for gradual infiltration and reducing the risk of flooding in the surrounding communities.

However, concerns have arisen regarding the continued effectiveness of these ponds. Years of stormwater flow have resulted in sedimentation buildup, potentially impacting their capacity and performance. This is particularly concerning in light of recent heavy precipitation events which led to elevated water levels, raising anxieties among residents.

Proposal:

The Town of Arlington proposes a comprehensive assessment of the McClennen detention ponds. This initiative aims to address the concerns regarding sedimentation and ensure the continued functionality of this important infrastructure.

The proposed project will encompass the following key elements:

1. Existing Conditions Survey:

- Conduct a thorough survey of the existing conditions of the detention ponds, including:
 - o Bathymetric mapping to determine the extent and location of sediment accumulation.
 - o Evaluation of the pond's physical structure and integrity.
 - Assessment of the surrounding vegetation and habitat.

2. Report on As-Built vs. Existing Conditions:

- Compare the existing conditions of the ponds to the original construction plans and specifications.
- Identify any discrepancies and potential causes.
- Analyze the impact of these discrepancies on the pond's functionality.

3. Sedimentation Assessment:

- Quantify the volume and rate of sediment accumulation in different areas of the pond.
- Evaluate the impact of sedimentation on water flow, infiltration, and hydraulics.
- Estimate the time frame for reaching the pond's capacity if sedimentation remains unchecked.

4. Cost Estimate for Restoration:

- Develop a detailed cost estimate for restoring the detention ponds to their original design specifications.
- Include the cost of sediment removal, infrastructure repair, and potential landscaping or habitat restoration efforts.

5. Alternatives Analysis:

- Explore and evaluate alternative solutions for addressing sedimentation and improving the functionality of the ponds.
- Consider options such as dredging, bioengineering techniques, or adjustments to the pond's design.
- Compare the cost-effectiveness, environmental impacts, and long-term sustainability of each alternative.

Data Sources:

The project will utilize various data sources, including:

- Construction plans and permits for the original detention ponds.
- Environmental impact assessments and related studies (as available).
- Data collected through the proposed survey and assessments, including modeled historical sedimentation data.

Community Need

The need to assess and restore the McClennen detention ponds extends far beyond their essential role in flood protection. The ponds are important to the community's well-being and contribute to Arlington's identity in several key ways.

Flood Protection:

- **Historical Context:** The Arlington Open Space and Recreation Plan (OSRP) acknowledges the history of flooding in the Reed Brook area and identifies the McClennen detention ponds as a vital component of the town's flood control infrastructure (Section 4: Environmental Inventory and Analysis).
- Community Impact: The Master Plan emphasizes the importance of managing flood risks to protect public health, safety, and property values (Chapter 10: Implementation Program). Recent heavy precipitation events have underscored the urgency of ensuring the ponds' effectiveness in mitigating flood risks.
- **Investment Protection:** The Town has invested considerable resources in designing and constructing the McClennen detention ponds. Failing to address sedimentation could jeopardize this investment and necessitate more expensive corrective measures in the future.

Habitat Conservation:

- **Biodiversity:** The OSRP recognizes the importance of preserving and enhancing natural habitats within the town (Section 7: Analysis of Needs). The McClennen detention ponds provide a valuable habitat for various plant and animal species, contributing to Arlington's biodiversity.
- Water Quality: The ponds act as natural filters, improving the water quality of Reed's Brook and downstream ecosystems.

Recreational Value:

- Scenic Beauty: The ponds and surrounding parkland offer a valuable recreational resource for residents, providing opportunities for walking, jogging, bird watching, and other outdoor activities. The OSRP recognizes the importance of maintaining and enhancing these recreational opportunities (Section 6: Community Vision).
- **Community Gathering Space:** McClennen Park serves as a focal point for community events and gatherings, fostering social connection and promoting a sense of belonging.
- Public Health: Access to green spaces like McClennen Park has been shown to have positive impacts on mental and physical well-being. The Master Plan recognizes the importance of 2

promoting healthy lifestyles and reducing health disparities (Chapter 9: Public Facilities and Services).

Economic Impact:

- Property Values: Maintaining the functionality of the McClennen detention ponds helps protect
 property values in the surrounding neighborhoods by mitigating flood risks.
- **Community Development:** Investments in infrastructure and public spaces like McClennen Park can enhance the overall quality of life in Arlington, attracting new residents and businesses.

Community Support

Please see Appendix A for the submitted letters of support.

Project Documentation

Please see Appendix B where a copy of original construction plans for the McClennen detention ponds is included.

Timeline

Time	Task
Spring 2024	Notification of approval of funding by CPAC and Town Meeting
Summer 2024	Begin RFP process to hire a consultant
Summer/Fall 2024	Hire consultant, conduct survey
Fall 2024 – Spring 2025	Receive survey results and narrative comparison with as-built plans
Summer 2025	Share results and discuss next steps with Town stakeholders

Credentials

This project will utilize the experience of DPCD Staff, as well as the expertise of the consultant to be hired, and the participation of many town staff and other town committee members, including the Recreation Department, Department of Planning and Community Development, Department of Public Works, and their associated boards and committees as relevant.

Budget

DPCD seeks the full amount of the project in this round of funding. The proposed budget, as reviewed by the engineering firm Beals + Thomas, follows.

Task	Cost
Survey	\$30,000
Analysis of sedimentation rate	\$2,500
Cost Estimate for Restoration	\$2,500
Alternatives Analysis	\$5,000

Five-Year Community Preservation Act Forecast

To help the committee collaborate with other Town funding mechanisms, the committee is looking to build out a five-year revenue and expenditure forecast.

1. Please list likely funding requests to the CPA Committee for FY2026-2029

Project Title	Dollar Amount of Request per Fisc				cal Year
	CPA Category*	FY2026	FY2027	FY2028	FY2029

^{*(}Open Space/Recreation, Historic Resources, Community Housing)

REMINDER: Projects financed with CPA funds must comply with all applicable state and municipal requirements, including the state procurement law, which requires special procedures for the selection of products, vendors, services, and consultants. Project sponsors will be required to meet with Arlington's Town Manager before the Town enters into any contracts or issues any purchase orders. However, this requirement can be waived if adherence to procurement procedures will be overseen by a Town Department Head or other MCPPO certified third party.

EXHIBIT 1 COMMUNITY PRESERVATION FUND ALLOWABLE SPENDING PURPOSES (G.L.c.44B,§5)

	OPEN SPACE	HISTORIC RESOURCES	RECREATIONAL LAND	COMMUNITY HOUSING
DEFINITIONS (G.L. c. 44B, § 2)	Land to protect existing and future well fields, aquifers and recharge areas, watershed land, agricultural land, grasslands, fields, forest land, fresh and salt water marshes and other wetlands, ocean, river, stream, lake and pond frontage, beaches, dunes and other coastal lands, lands to protect scenic vistas, land for wildlife or nature preserve and land for recreational use	Building, structure, vessel, real property, document or artifact listed on the state register of historic places or determined by the local historic preservation commission to be significant in the history, archeology, architecture or culture of the city or town	Land for active or passive recreational use including, but not limited to, the use of land for community gardens, trails, and noncommercial youth and adult sports, and the use of land as a park, playground or athletic field Does not include horse or dog racing or the use of land for a stadium, gymnasium or similar structure.	Housing for low and moderate income individuals and families, including low or moderate income seniors Moderate income is less than 100%, and low income is less than 80%, of US HUD Area Wide Median Income
ACQUISITION Obtain property interest by gift, purchase, devise, grant, rental, rental purchase, lease or otherwise. Only includes eminent domain taking as provided by G.L. c. 44B	Yes	Yes	Yes	Yes
CREATION To bring into being or cause to exist. Seideman v. City of Newton, 452 Mass. 472 (2008)	Yes		Yes Yes	
PRESERVATION Protect personal or real property from injury, harm or destruction	Yes	Yes	Yes	Yes
SUPPORT Provide grants, loans, rental assistance, security ceposits, interest-rate write downs or other forms of assistance directly to individuals and families who are eligible for community housing, or to entity that owns, operates or manages such housing, for the purpose of making housing affordable				Yes, includes funding for community's affordable housing trust
REHABILITATION AND RESTORATION Make capital improvements, or extraordinary repairs to make assets functional for intended use, including improvements to comply with federal, state or local building or access codes or federal standards for rehabilitation of historic properties	Yes if acquired or created with CP funds	Yes	Yes	Yes if acquired or created with CP funds

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TOWN OF ARLINGTON MASSACHUSETTS

CONSERVATION COMMISSION

Date: December 11, 2023

To: Arlington Community Preservation Act Committee

From: Susan Chapnick, Conservation Commission Chair

Subject: Letter of Support for the McClennen Detention Ponds Assessment Proposal

Dear CPA Committee members,

I am writing to express my enthusiastic support for the Town of Arlington's proposal for the assessment and restoration of the McClennen detention ponds. These ponds are a critical component of our community, providing essential flood protection for residents in the surrounding area.

Over time, sedimentation has built up in the ponds, potentially impacting their capacity to manage stormwater effectively. Recent heavy precipitation events have highlighted the urgency of addressing this issue to ensure the continued protection of our community from flooding.

I commend the Town for taking a proactive approach to this challenge by proposing a comprehensive assessment, an essential step for developing a restoration plan. This initiative will gather critical data on the current condition of the ponds and other preliminaries necessary for developing a roadmap for restoring them to their optimal functionality.

The benefits of this project extend far beyond flood protection. The McClennen detention ponds also play a vital role in the environmental and social fabric of our community.

The ponds provide a valuable habitat for diverse plant and animal species, contributing to the overall biodiversity of our town. They offer a scenic and inviting space for walking, jogging, bird watching, and other outdoor activities, promoting a healthy lifestyle and a connection to nature. Additionally, the ponds serve as a focal point for community events and gatherings, fostering social connection and a sense of belonging.

Investing in this critical infrastructure demonstrates the Town's commitment to public safety, environmental stewardship, community well-being, and fiscal responsibility. This project will ensure the long-term functionality and sustainability of a valuable public asset, protecting residents from flooding, preserving our natural environment, providing accessible recreational spaces, and safeguarding the value of surrounding properties.

I urge you to lend your full support to this important initiative. The benefits of the McClennen detention ponds assessment proposal is far-reaching. Thank you for your time and consideration.

Sincerely,

Susan Chapnick

Community Preservation Act Committee Town of Arlington

CPA Funding – FY2025 Final Application

One (1) electronic copy of the completed application must be submitted to the CPAC **on December 18, 2023** in order to be considered for advancement to the final application stage, with the electronic copy sent to cbongiorno@town.arlington.ma.us

Applications will be date stamped and assigned control numbers in the order that the hard copies are received. This PDF form may be completed on a computer using <u>Adobe Reader</u>.

1. General Information					
Project Title: Public Land Management Plan Addendum					
Applicant/Contact: David Morgan					
Organization: Town of Arlington, Department of Planning and Community Development					
Mailing Address: 730 Massachusetts Avenue					
elephone: 781-316-3012 E-mail: dmorgan@town.arlington.ma.us					
2. CPA Eligibility (refer to the chart on page A-4)					
CPA Category (select one):					
□ Community Housing □ Historic Preservation	on X Open Space □ Recreation				
CPA Purpose (select one):					
☐ Acquisition ☐ Creation X Preservation ☐	Support				
3. Budget					
Amount Requested: \$25,000 Total Project Cost: \$25,000					
Signature	Date				

PROJECT DESCRIPTION: Attach answers to the following questions. Applications will be returned as incomplete if all requested information is not provided. Include supporting materials as necessary.

Goals

The completion of the CPA-funded Public Land Management Plan (PLMP) in December 2022 marked a significant step forward in managing Arlington's valuable public lands. However, the Working Group identified eight critical areas that were beyond the initial scope of the plan and require further consideration. These areas encompass:

- Management of Playground Surfacing, Courts, and Irrigation Systems: This includes a
 comprehensive assessment of existing conditions, maintenance programs, and recommended
 capital replacement costs for various facilities like multipurpose athletic fields, baseball fields,
 general use grassy areas, picnic areas, tennis courts, basketball courts, playgrounds, tot lots, and
 spray parks.
- **Improving Sports Field Conditions:** Exploring strategies for enhanced turf management and infrastructure improvements to optimize sports field conditions.
- Accessibility Features: Ensuring proper management and maintenance of accessibility features like ramps, restrooms, and pathways to provide equitable access for all users.
- **Snow Removal Practices:** Evaluating best management practices for snow removal, storage, and associated concerns to minimize environmental impact and optimize efficiency.
- Historical Sensitivity: Assessing the historical sensitivity of public lands identified in the Town Archaeological Reconnaissance Survey to inform responsible management and preservation practices.
- **Public Art Management:** Exploring opportunities for incorporating public art installations and establishing a management plan for their upkeep and preservation wherever applicable.
- Climate Change Impacts: Integrating climate change considerations into land management strategies to ensure resilience and sustainability.
- Extreme Heat Mitigation: Developing strategies to mitigate extreme heat, especially in vulnerable areas, promoting public health and well-being.

Proposal:

Given the importance of these areas and the upcoming expiration of the PLMP in 2026, this proposal aims to amend the existing plan by incorporating these crucial details. This initiative will ensure a comprehensive and holistic approach to managing Arlington's open spaces.

Key Elements:

- **Hiring a Consultant:** The project will involve hiring a qualified consultant to facilitate the planning process and provide expertise in addressing the identified areas.
- **Inclusive Engagement:** Public meetings, surveys, and other engagement tactics will be employed to gather feedback from residents, businesses, relevant Town departments, committees, and organizations responsible for managing and maintaining public lands. This ensures that the amended plan reflects the diverse needs and priorities of the community.
- Stakeholder Participation: The original Working Group will be reconvened to oversee the process, while inviting new stakeholders like the Cemetery Commission, Diversity, Equity, and Inclusion Division, Arlington Commission for Arts and Culture, and Conservation Land Stewards. This expanded participation further strengthens the inclusivity and comprehensiveness of the plan.
- **Community Need:** As noted above, the proposed amendment addresses critical areas identified by the Working Group, Town departments, and residents.

Amending the PLMP will serve numerous benefits:

- Comprehensive Management: Incorporating the eight critical areas into the plan will provide a
 more comprehensive framework for addressing all aspects of public land management.
- **Improved Decision-Making:** The plan will guide informed decision-making regarding resource allocation, maintenance activities, and future investments in public lands.
- **Enhanced Sustainability:** Integrating climate change considerations and implementing best practices will promote sustainable management of natural resources and infrastructure.
- **Community Engagement:** The inclusive planning process will foster a sense of ownership and responsibility among residents and stakeholders, leading to stronger community support for public land management initiatives.
- **Long-Term Vision:** The amended plan will establish a long-term vision for managing Arlington's open spaces, ensuring their continued enjoyment and benefit for generations to come.

Community Need

Prior to the PMLP, many Town properties were not assessed or maintained on a regular basis, which led to cumulative impacts from deferred maintenance. Strides have been made since, including naming the responsible entities for unmanaged parcels, further studying the condition of the identified properties, and securing funding for improvements at several sites. During the planning process, the Working Group identified needs for further assessment. The list of evaluations to be made in this addendum was developed by the Working Group in conversation with Town departments, boards and committees, and residents. For example, the Park & Recreation Commission identified the need to plan for maintenance of court surfaces. DPW raised the issue of snow removal and storage, and residents suggested focusing on climate change impacts and how they shape our land management plans.

The Committee will remember that, in 2017, Arlington formed the Public Lands Management Working Group which included representation from the Town Manager's Office, Parks and Recreation Commission, Conservation Commission, Open Space Committee, Finance Committee, Town Departments of Public Works, Planning and Community Development, and Recreation, and residents. The Working Group agreed during the PLMP drafting process that more stakeholders were needed to inform a fuller picture of land management activities. As such, the proposed addendum will invite additional feedback from those boards/commissions and volunteers named above.

Amending the PLMP will advance the goals of many Town plans, but none more so than the PLMP itself. By addressing the community's identified needs, the amended PLMP will contribute significantly to achieving the goals outlined in these crucial Town plans.

- Arlington Open Space and Recreation Plan: This plan emphasizes the importance of maintaining and enhancing open space for recreational use and environmental protection.
- **Master Plan:** The Master Plan outlines a vision for a sustainable and vibrant Arlington, where well-managed open spaces play a vital role.
- **Hazard Mitigation Plan:** This plan identifies climate change as a major threat and emphasizes the need for resilient infrastructure and land management practices.

The community need for amending the PLMP is evident from the pre-existing deficiencies, identified needs, alignment with Town plans, and broader community engagement goals. Addressing these needs through a comprehensive and inclusive planning process will result in a more effective and sustainable management of Arlington's valuable open spaces, ensuring their continued enjoyment and benefit for all residents.

Community Support

Please see Appendix A for the submitted letters of support.

Please see Appendix B where a copy of the current Public Land Management Plan is included.

Timeline

Time	Task
Spring 2024	Notification of approval of funding by CPAC and Town Meeting
Summer 2024	Begin RFP process to hire a consultant
Summer/Fall 2024	Hire consultant
Fall 2024 – Spring 2025	Research, data gathering, property assessments, public meetings, and other work to draft recommendations and draft plan for review.
Summer 2025	Submit final PLMP, reporting the outcome of this effort to Town decision makers as necessary

Credentials

This project will utilize the experience of DPCD Staff, as well as the expertise of the consultant to be hired, and the participation of many town staff and other town committee members, including the Recreation Department, Park and Recreation Commission, Conservation Commission, Public Lands Maintenance Working Group, and other relevant committees and park friends' organizations.

Budget

DPCD requests the full amount from the CPA Committee to hire a consultant to help with the following critical tasks:

- 1. assess the relevant open space parcels;
- 2. conduct research and compile technical information relevant to plan development;
- 3. coordinate with relevant departments, committees, and boards on plan development and recommended actions;
- 4. conduct surveys, public meetings, and other outreach to obtain a full range of community input to develop goals and objectives for these properties;
- 5. provide editorial and graphic design services to ensure that the final Plan is of high quality and meets the needs of the town; and
- 6. allocate funds for printing at least 25 hard copies of the final Plan and Appendices for distribution to libraries and relevant town departments and commissions, as well as preparation of digital versions for broader usage.

Five-Year Community Preservation Act Forecast

To help the committee collaborate with other Town funding mechanisms, the committee is looking to build out a five-year revenue and expenditure forecast.

1. Please list likely funding requests to the CPA Committee for FY2026-2029

Droject Title	CDA Cotogon/*	Dollar Amount of Request per Fiscal Year			
Project Title	CPA Category*	FY2026	FY2027	FY2028	FY2029

^{*(}Open Space/Recreation, Historic Resources, Community Housing)

REMINDER: Projects financed with CPA funds must comply with all applicable state and municipal requirements, including the state procurement law, which requires special procedures for the selection of products, vendors, services, and consultants. Project sponsors will be required to meet with Arlington's Town Manager before the Town enters into any contracts or issues any purchase orders. However, this requirement can be waived if adherence to procurement procedures will be overseen by a Town Department Head or other MCPPO certified third party.

EXHIBIT 1 COMMUNITY PRESERVATION FUND ALLOWABLE SPENDING PURPOSES (G.L.c.44B,§5)

	OPEN SPACE	HISTORIC RESOURCES	RECREATIONAL LAND	COMMUNITY HOUSING	
DEFINITIONS (G.L. c. 44B, § 2)	Land to protect existing and future well fields, aquifers and recharge areas, watershed land, agricultural land, grasslands, fields, forest land, fresh and salt water marshes and other wetlands, ocean, river, stream, lake and pond frontage, beaches, dunes and other coastal lands, lands to protect scenic vistas, land for wildlife or nature preserve and land for recreational use	Building, structure, vessel, real property, document or artifact listed on the state register of historic places or determined by the local historic preservation commission to be significant in the history, archeology, architecture or culture of the city or town	Land for active or passive recreational use including, but not limited to, the use of land for community gardens, trails, and noncommercial youth and adult sports, and the use of land as a park, playground or athletic field Does not include horse or dog racing or the use of land for a stadium, gymnasium or similar structure.	Housing for low and moderate income individuals and families, including low or moderate income seniors Moderate income is less than 100%, and low income is less than 80%, of US HUD Area Wide Median Income	
ACQUISITION Obtain property interest by gift, purchase, devise, grant, rental, rental purchase, lease or otherwise. Only includes eminent domain taking as provided by G.L. c. 44B	Yes	Yes	Yes Yes		
CREATION To bring into being or cause to exist. Seideman v. City of Newton, 452 Mass. 472 (2008)	Yes		Yes	Yes	
PRESERVATION Protect personal or real property from injury, harm or destruction	Yes	Yes	Yes	Yes	
Provide grants, loans, rental assistance, security ceposits, interest-rate write downs or other forms of assistance directly to individuals and families who are eligible for community housing, or to entity that owns, operates or manages such housing, for the purpose of making housing affordable			Yes, includes fundicommunity's afford trust		
REHABILITATION AND RESTORATION Make capital improvements, or extraordinary repairs to make assets functional for intended use, including improvements to comply with federal, state or local building or access codes or federal standards for rehabilitation of historic properties	Yes if acquired or created with CP funds	Yes	Yes	Yes if acquired or created with CP funds	

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TOWN OF ARLINGTON MASSACHUSETTS

CONSERVATION COMMISSION

Date: December 11, 2023

To: Arlington Community Preservation Act Committee

From: Susan Chapnick, Conservation Commission Chair

Subject: Letter of Support for the McClennen Detention Ponds Assessment Proposal

Dear CPA Committee members,

I am writing to express my enthusiastic support for the Town of Arlington's proposal for the assessment and restoration of the McClennen detention ponds. These ponds are a critical component of our community, providing essential flood protection for residents in the surrounding area.

Over time, sedimentation has built up in the ponds, potentially impacting their capacity to manage stormwater effectively. Recent heavy precipitation events have highlighted the urgency of addressing this issue to ensure the continued protection of our community from flooding.

I commend the Town for taking a proactive approach to this challenge by proposing a comprehensive assessment, an essential step for developing a restoration plan. This initiative will gather critical data on the current condition of the ponds and other preliminaries necessary for developing a roadmap for restoring them to their optimal functionality.

The benefits of this project extend far beyond flood protection. The McClennen detention ponds also play a vital role in the environmental and social fabric of our community.

The ponds provide a valuable habitat for diverse plant and animal species, contributing to the overall biodiversity of our town. They offer a scenic and inviting space for walking, jogging, bird watching, and other outdoor activities, promoting a healthy lifestyle and a connection to nature. Additionally, the ponds serve as a focal point for community events and gatherings, fostering social connection and a sense of belonging.

Investing in this critical infrastructure demonstrates the Town's commitment to public safety, environmental stewardship, community well-being, and fiscal responsibility. This project will ensure the long-term functionality and sustainability of a valuable public asset, protecting residents from flooding, preserving our natural environment, providing accessible recreational spaces, and safeguarding the value of surrounding properties.

I urge you to lend your full support to this important initiative. The benefits of the McClennen detention ponds assessment proposal is far-reaching. Thank you for your time and consideration.

Sincerely,

Susan Chapnick



Town of Arlington, Massachusetts

Notice of Intent: Thorndike Place (Continuation from 11/16/23).

Summary:

Notice of Intent: Thorndike Place (Continuation from 11/16/23).

The Conservation Commission will hold a public hearing under the Wetlands Protection Act to consider a Notice of Intent for the construction of Thorndike Place, a multifamily development on Dorothy Road in Arlington.

The Applicant has requested a continuation to January 18, 2024.

ATTACHMENTS:

	Туре	File Name	Description
ם	Reference Material	Correspondence_Received_Scott_Horsley.pdf	Correspondence Received_Scott Horsley.pdf
ם	Reference Material	Correspondence_Received _RepSean_Garballey.pdf	Correspondence Received - Rep. Sean Garballey.pdf
D	Reference Material	Correspondence_Received _Stephanie_Kiefer.pdf	Correspondence Received - Stephanie Kiefer.pdf
D	Reference Material	Correspondence_ReceivedLWVA.pdf	Correspondence Received - LWVA.pdf
ם	Reference Material	Correspondence_Received _Coalition_to_Save_Mugar_Wetlands.pdf	Correspondence Received - Coalition to Save Mugar Wetlands.pdf

Scott Horsley Water Resources Consultant

39 Chestnut Street • Boston, MA 02108 • 508-364-7818

November 13, 2023

Ms. Susan Chapnick, Chairperson Town of Arlington Conservation Commission 730 Massachusetts Avenue Arlington, MA 02476

RE: Thorndike Place

Dear Chairperson Chapnick and Conservation Commissioners:

I was retained by the Arlington Land Trust to evaluate the hydrological impacts from a proposed housing development Thorndike Place consisting of 124 apartment units and 12 homeownership units on a tract of land owned by Arlington Land Realty, LLC (the "Developer") off of Dorothy Road and Littlejohn Street in Arlington, Massachusetts (the "Project" and "Site"). I performed an extensive review of the Notice of Intent, the project's civil engineering design plans, stormwater report, and other supporting documentation and calculations. I also reviewed the reports filed by peer review consultants retained by the Arlington Zoning Board of Appeals (the "Board") as part of the Comprehensive Permit proceedings.

Experience and Qualifications: I am a hydrologist with over thirty years of experience in evaluating water resources projects, including the interaction of groundwater, stormwater runoff and sources of water pollution. I have been retained as a consultant to federal, state, and local government agencies, non-governmental organizations, and private industry throughout the United States, Central America, the Caribbean, the Pacific Islands, Bulgaria, and China. I have served as an instructor for a nationwide series of USEPA workshops on drinking water protection and watershed management. I have also served on numerous advisory boards to the USEPA, the National Academy of Public Administration, Massachusetts Department of Environmental Protection (MADEP), Massachusetts Executive Office of Energy and Environmental Affairs, and the National Groundwater Association. I have received national (USEPA) and local awards for my work in the water resources management fields. I serve as Adjunct Faculty at Harvard University and Tufts University, where I teach graduate level courses in water resources policy, wetlands management, green infrastructure, and low impact development. These courses focus on the critical role of local governments who have the primary responsibility and authority of regulating land uses in critical water resource protection areas. I have served as an expert witness in several prior litigation matters in federal court on behalf of the U.S. Environmental Protection Agency and the U.S. Department of Justice as well as state court and administrative appeals before the MADEP.

General Comments: The Site is located in a neighborhood that is subject to flooding, constrained by shallow groundwater, and adjacent to extensive wetlands. The southern and eastern portions of the Site are largely within a regulatory floodplain. The Project's proposed stormwater management system relies on infiltration to groundwater utilizing subsurface infiltration chambers. The function of these proposed drainage/infiltration systems is dependent on a number of physical characteristics, including the volume of stormwater runoff proposed to be infiltrated, the permeability of the soils and the depth to groundwater.

The groundwater levels provided by the Applicant are inconsistent and are not compliant with the required methods to determine estimated seasonal high groundwater (ESHGW). The groundwater mounding analyses presented underestimate the impacts associated with the project. Based upon my analysis the proposed stormwater management system will not work as designed and may result in increased groundwater levels and surface flooding. My specific comments are as follows.

1. The reported groundwater levels are inconsistent with observed wetlands elevations and with each other. The site plan shows groundwater levels at ten test pits (see figure 1). These include two test pits conducted by BSC on November 25, 2020 and another eight by Whitestone on May 18 - 19, 2023^1 . Some of the reported water levels appear to represent measurements made at the date of the test pits and in other cases are an estimated seasonal high groundwater level (ESHGW).

The reported groundwater elevations do not conform with an expected and typical hydrologic gradient that generally slopes from higher elevations in upland areas (near Dorothy Road) to lower elevations (in the wetlands). Wetlands generally function as groundwater discharge areas obtaining their flow from adjacent upland areas where recharge occurs.

The site plan shows elevations of 5 and 6 feet along the wetland boundary. Groundwater levels in wetlands are generally within 12 inches of the surface during the summer growing season and are estimated at 4-5 feet along the wetland boundary. This would suggest that groundwater levels in the upgradient upland areas should be higher (> 4-5 feet). Yet several of the reported groundwater levels in upland areas are significantly lower. Two of the measurements are reported at $\underline{-0.5}$ feet (TP-3, and TP7). In summary, these groundwater elevations are inconsistent.

According to notes on the test pit soil logs monitoring wells were installed in several test pits (TP-1, TP-6, and TP-7)². However, groundwater level measurements at these wells have not been provided. Further analysis of groundwater levels is required.

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¹ A third test pit was conducted by BSC but no groundwater elevation was reported.

² BSC, Stormwater Report, Revised September 2023, pages 193, 200, and 202 of the PDF document

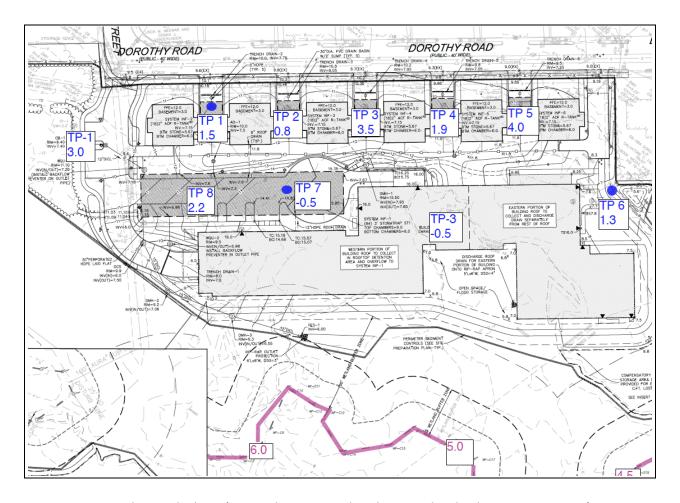


Figure 1 – Site Plan Hydrology (Groundwater Levels -Blue, Wetlands Elevations - Green)

2. Additional information for the estimated seasonal high groundwater levels (ESHGW) needs to be provided for all test pit and well locations at the proposed infiltration locations. Estimated seasonal high groundwater (ESHGW) levels are required for the design of the proposed stormwater infiltration systems. The MADEP Stormwater Standards require at least two feet of vertical separation between the bottom of the infiltration facilities and the ESHGW elevation.

The Applicant has not provided clear evidence for ESHGW levels at the proposed infiltration systems. Additionally, and as stated above, some of the ESHGW levels that have been provided by the Applicant are inconsistent with wetland elevations and each other.

The MADEP Stormwater Handbook, Volume 3 provides guidance on how to determine ESHGW elevations. It states, "Seasonal high groundwater represents the highest groundwater elevation.

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Depth to seasonal high groundwater may be identified based on redox features in the soil (see Fletcher and Venneman listed in References). When redox features are not available, installation of temporary push point wells or piezometers should be considered. Ideally, such wells should be monitored in the spring when groundwater is highest <u>and</u> results compared to <u>nearby</u> <u>groundwater wells monitored by the USGS</u> to estimate whether regional groundwater is below normal, normal, or above normal (see: http://ma.water.usgs.gov)".3

No analysis of the nearby USGS groundwater wells is provided by the Applicant. My review of the USGS data suggests that 2-3 feet of elevation should be added to the reported groundwater levels. This will significantly change the required designs for the stormwater infiltration systems. The Applicant should submit additional verification of ESHGW levels including correlation with the USGS wells.

3. The groundwater mounding calculations underestimate the impacts associated with the proposed stormwater infiltration system. The Applicant proposes to infiltrate a significant volume of stormwater runoff into the ground. According to the Stormwater Report the required volume of stormwater recharge to match existing conditions is 2047 cubic feet and 10,497 cubic feet is proposed⁴. This represents more than a five-fold increase in recharge volume compared to existing site conditions.

This is a significant increase in annual groundwater recharge volume and will result in rises of the water table and groundwater mounding (see figure 2 below, illustrating the principle of mounding).

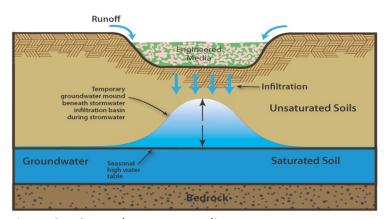


Figure 2 – Groundwater Mounding

The Applicant has provided groundwater mounding calculations using the Hantush model in the Stormwater report⁵. Despite the large scale of the impervious surfaces and stormwater infiltration system, their model results indicate a small water level increase of 0.38 feet or 4.6

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³ MADEP, Stormwater Handbook, Volume 3: Documenting Compliance with the Massachusetts Stormwater Management Standards, page 12.

⁴ BSC, Stormwater Report, Revised September 2023, page 156 of the PDF document

⁵ BSC, Stormwater Report, Revised September 2023, pages 166 - 167 of the PDF document.

inches (see figure 3). However, the calculations provided in the Stormwater Report for the primary infiltration structure were limited to a duration (time of infiltration) of $\underline{0.046}$ days or 1.1 hours.

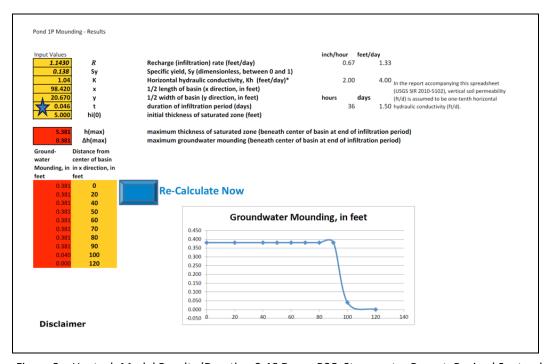


Figure 3 – Hantush Model Results (Duration 0.46 Days - BSC, Stormwater Report, Revised September 2023)

The design storms (10, 25, and 100-year) are required to be evaluated by the MADEP Stormwater Standards and are 24-hour duration events. The Applicant's model limits the analysis to 1.1 hours and is clearly inadequate to represent the full impacts of the 24-hour storm event. It also does not take into account the significant increase in annual recharge volumes noted above.

The groundwater mounding analysis is inconsistent with the HydroCAD model that was also submitted by the Applicant. The HydroCAD model indicates that the 10-year storm will infiltrate 18,710 cubic feet through the bottom area of the infiltration facility (8137 square feet) at an infiltration rate of 0.52 inches/hour (1.04 feet/day)⁶. Dividing the infiltration volume by the surface area and the infiltration rate indicates that an infiltration time (duration) of 2.23 days (53.5 hours) is required to process the 10-year storm. This longer infiltration time will result in significantly higher groundwater mounding than reported in the Applicant's Stormwater Report.

I applied the same Hantush model utilized by the Applicant with the corrected duration time of 2.23 days while maintaining the Applicant's input values for hydraulic conductivity, saturated thickness, and infiltration system dimensions. The adjusted model shows a potential

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⁶ BSC, Stormwater Report, Revised September 2023, page 56 of the HydroCAD report, page 88 of the PDF document. The noted "discarded volume" is the proposed infiltration volume.

groundwater mound of 14 feet at the location of the primary infiltration system and 6.5 feet at a distance of 100 feet (see figure 4).

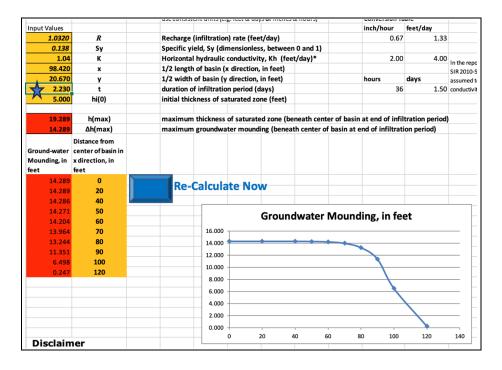


Figure 4 – Hantush Model Results (Duration 2.23 Days)

This mounding elevation exceeds the 3-foot separation that the Applicant claims exists between the bottom of the leaching facility and the estimated seasonal high groundwater (ESHGW) and indicates that the groundwater mounding will inundate the infiltration system during the storm event. The inundation of the bottom of the infiltration facility will significantly reduce the infiltration rate and will lengthen the drawdown time. The MADEP Stormwater Handbook, Volume 1 (page 7) states, "Infiltration structures must be able to drain fully within 72 hours". Further evaluation of drawdown times associated with the infiltration facility when it is inundated is required.

Groundwater mounding will occur both short term (associated with the larger design events) and long term (resulting from the cumulative, numerous, smaller rainfall events). The proposed project will convert existing forested areas to impervious surfaces, where runoff will be directed to infiltration facilities. This will result in a significant decrease in evapotranspiration rates and an increase in groundwater recharge rates on the property. I have conducted a preliminary analysis of the long-term groundwater mounding effects associated with the infiltration of runoff from the proposed impervious surfaces.

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Under current conditions I have estimated a groundwater recharge rate of 17.5 inches/year⁷. Under post-development conditions the recharge rate associated with the impervious areas is estimated at 38 inches/year by multiplying the annual precipitation (47.5 inches/year) times a runoff coefficient for impervious surfaces of 0.8.

For the purpose of the long-term groundwater mounding analysis I applied the net change in recharge rate (17.5 to 38) of 20.5 inches/year. Applying the same values for hydraulic conductivity and saturated thickness provided by the Applicant I then simulated the long-term, steady-state groundwater mounding conditions (see figure 4). This analysis suggests that water table rises at the location of the infiltration system in excess of 7 feet (flooding the infiltration system) and approximately 2 feet at the wetland boundary. This is a significant alteration of the hydrologic regime of the bordering vegetated wetland. This level of mounding would also impact the basements of homes along Dorothy Avenue.

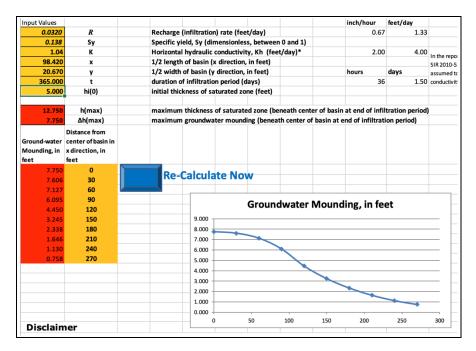


Figure 5 – Hantush Model Results – Long-Term (Steady State Conditions)

Disclaimer and Recommendations: The groundwater mounding analyses that I have presented in this report are intended to be preliminary and are based upon available data from the Applicant's Stormwater Report and Site Plans. They are limited to the single, larger stormwater infiltration system identified as "P1" and do not account for other design storms or the

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⁷United States Geological Survey, Simulation of Ground-Water Flow and Evaluation of Water-Management Alternatives in the Upper Charles River Basin, Eastern Massachusetts, Simulation of Ground-Water Flow and Evaluation of Water-Management Alternatives in the Upper Charles River Basin, Eastern Massachusetts By LESLIE A. DESIMONE, DONALD A. WALTER, JOHN R. EGGLESTON, and MARK T. NIMIROSKI Water-Resources Investigations Report 02-4234

cumulative groundwater mounding impacts associated with the five smaller townhouse infiltration systems or other facilities.

The results of these analyses suggest that the infiltration system may be inundated with a higher post-development seasonal high groundwater elevations resulting from increased annual recharge rates and may not be available to process the larger design storms (10, 25, and 100-year events).

I recommend that the Conservation Commission require a more detailed groundwater mounding analysis using the USGS MODFLOW model that can evaluate both the post-development steady state groundwater conditions and transient conditions associated with the larger design storms. The USGS MODFLOW model can also incorporate boundary conditions and a calibrated water table. The more detailed analysis should include additional groundwater level measurements from monitoring wells and ESHGW adjustments utilizing USGS index wells.

The model should evaluate both short-term (design events) and long-term (cumulative) groundwater mounding associated with year-round precipitation and recharge events that will result from the proposed project. It should also evaluate impacts at several locations including the stormwater infiltration structures, basements of dwellings (existing and proposed) and within the wetlands. It should also evaluate water level changes within floodplains and any potential losses of flood storage.

Thank you for the opportunity to provide these comments. Please contact me directly with any questions that you might have.

Sincerely,

Scott W. Horsley

Water Resources Consultant

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Sean Garballey Representative

Proudly Serving The People of Arlington and West Medford In The 23rd Middlesex District

The Commonwealth of Massachusetts

HOUSE OF REPRESENTATIVES STATE HOUSE, BOSTON 02133-1020

CHAIR
HOUSE COMMITTEE ON
GLOBAL WARMING AND CLIMATE CHANGE

STATE HOUSE, ROOM 540 OFFICE: (617) 722-2090 FAX: (617) 722-2848 Sean.Garballey@MAhouse.gov

Arlington Conservation Commission 730 Mass Ave. Annex Arlington, MA 02476

Dear Members of the Conservation Commission,

As Chair of the Massachusetts House Committee on Global Warming and Climate Change, I write to express my continued opposition over the proposed development of the Mugar property.

The proposed Thorndike Place development would have drastic impacts on the Town of Arlington, and on our rapidly diminishing natural landscape. This 17-acre parcel is made up of crucial wetlands that protect the surrounding neighborhood of East Arlington from flooding.

Apart from weather-related impacts, construction and future traffic will result in the displacement of local flora and fauna, increase congestion from automobiles, and inevitably, their emissions will further erode the sanctity of one of the last untouched pieces of land left in the area. This area is very densely populated, and disturbances have the potential to affect a significant number of daily commuters who rely on public transportation.

I appreciate that you have brought in outside experts to research any potential disturbances that this potential project may cause, and I implore you to do everything in your power to further protect this habitat.

Thank you for your consideration.

Sincerely

Sean Garballey

State Representative
23rd Middlesex District



December 11, 2023

Via Email

Susan Chapnick, Chair Arlington Conservation Commission Robbins Memorial Town Hall 730 Massachusetts Avenue Arlington, MA 02476

RE: Thorndike Place, Arlington, MA

Dear Ms. Chapnick,

On behalf of the Applicant, Arlington Land Realty, LLC ("ALR"), the Applicant requests to continue the December 14, 2023 hearing and respectfully requests that the matter be placed on the Commission hearing agenda for January 18, 2024.

While the Applicant presently is not in receipt of any correspondence from the selected peer reviewers, we anticipate that such peer review will have advanced sufficiently prior to the 18th.

Thank you in advance and we look forward to appearing before the Commission in the New Year.

Sincerely,

|s| Stephanie A. Kiefer

Stephanie A. Kiefer

cc: David Morgan, Agent

Re: LWVA: Mugar Development

David Morgan dmorgan@town.arlington.ma.us

Mon 11/27/2023 8:38 AM

To:Carolyn Parsons <CarolynMParsons@msn.com>;ConComm <ConComm@town.arlington.ma.us> Cc:Angela Olszewski <amolszewski@gmail.com>;savethemugarwetlands@gmail.com <savethemugarwetlands@gmail.com>

Thank you both for your correspondence. I will include it in our materials for the next meeting.

Cheers, David

David Morgan | Environmental Planner + Conservation Agent | Department of Planning and Community Development | 781.316.3012 | Please note I will be on leave from mid-January to early March, 2024.

Arlington values equity, diversity, and inclusion. We are committed to building a community where everyone is heard, respected, and protected.

From: Carolyn Parsons < Carolyn MParsons@msn.com>

Sent: Saturday, November 25, 2023 12:12 PM

To: ConComm < ConComm@town.arlington.ma.us>

Cc: Angela Olszewski <amolszewski@gmail.com>; savethemugarwetlands@gmail.com

<savethemugarwetlands@gmail.com>
Subject: LWVA: Mugar Development

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

THE LEAGUE OF WOMEN VOTERS OF ARLINGTON

PO Box 461, Arlington, MA 02476

www.lwva.com

November 22, 2023

To Whom It May Concern,

Several years ago, Elizabeth Thompson represented the League of Women Voters of Arlington at a public meeting at the Hardy School and spoke in opposition to the proposed development of the Mugar property. To our knowledge, circumstances have not changed to manage storm events and flooding. The League has positions at both the national and state levels in support of land conservation.

Sincerely,

Thorndike Place - Flooding, Traffic and Habitat Photos

Coalition to Save the Mugar Wetlands <savethemugarwetlands@gmail.com>

Thu 12/7/2023 7:37 PM

To:ConComm <ConComm@town.arlington.ma.us> Cc:Julie DiBiase <jada86@aol.com>

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

To Members of the Conservation Commission:

Below please find the Coalition's photo library of flooding, traffic and habitat pertaining to the site of the proposed Thorndike Place project.

Save the Mugar Wetlands Photos and Videos Collection - Google Drive drive.google.com



Please feel free to contact us if you have any questions or need additional information.

Thank you,

Jeanette Cummings 32 Dorothy Rd.

Julie DiBiase 29 Littlejohn St.

On Behalf of the Coalition to Save the Mugar Wetlands